

**Avenham Close,
Banks**


SMART MOVE



Asking Price **£550,000**



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This substantial detached family home is among the largest built by Redrow and is a style which has proven to be among the most sought after in the area, making viewing in person strongly urged. The current vendors have upgraded many aspects of the property during their time here, with just some of the highlights including: upgraded kitchen and utility room, all bathrooms modernised, the separate dining room has now been joined to the kitchen to create an amazing open plan space, electric garage door and air conditioning to the first floor in the three largest bedrooms, making this property simply ready to be moved straight into. NB: The property was built as FIVE BEDROOMS, though two of the bedrooms have now been joined to create a larger bedroom, but this could easily be reinstated if the new owner wishes to use the original layout.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor which has an upgraded balustrade and spindles, as well as fitted storage beneath, two piece ground floor WC, dual aspect lounge with window to the front as well as French doors to the rear garden, open plan dining room with bi-folding doors leading to the rear garden and open plan arch to the modern fitted kitchen, snug / home office, utility / laundry room with external access door and an internal door to the garage, first floor landing with loft access point and built in storage cupboard, bedroom one has a walk-in wardrobe / dressing room off, as well as a modernised en suite shower room, bedroom two has two fitted double wardrobes and a three piece en suite shower room off, bedroom three was originally two separate bedrooms and as such could be reinstated as such, bedroom four and the four piece family bathroom completes the accommodation.

The property enjoys a corner plot towards the end of a cul-de-sac, and enjoys an open aspect to the front over an open green space. Ample off road parking is available in front of the property on the extended driveway for at least three vehicles, in addition to the integral double garage, which is accessed through an electric roller front door. The main garden is located to the rear and boasts a paved patio area, established lawned garden with mature borders of trees and shrubs, second patio area at the end of the garden and a fenced perimeter.

To find the property's exact location using What3Words search: <https://w3w.co/follow.celebrate.twinkling>

About the Local Area: Banks is a large coastal village in Lancashire. It lies south of the Ribble estuary and four miles (6 km) north-east of Southport. The village is administered by West Lancashire Borough Council, and by North Meols parish council for parochial matters. It is in the South Ribble parliamentary constituency. Banks is the largest of the villages in the parish of North Meols on the West Lancashire coastal plain.



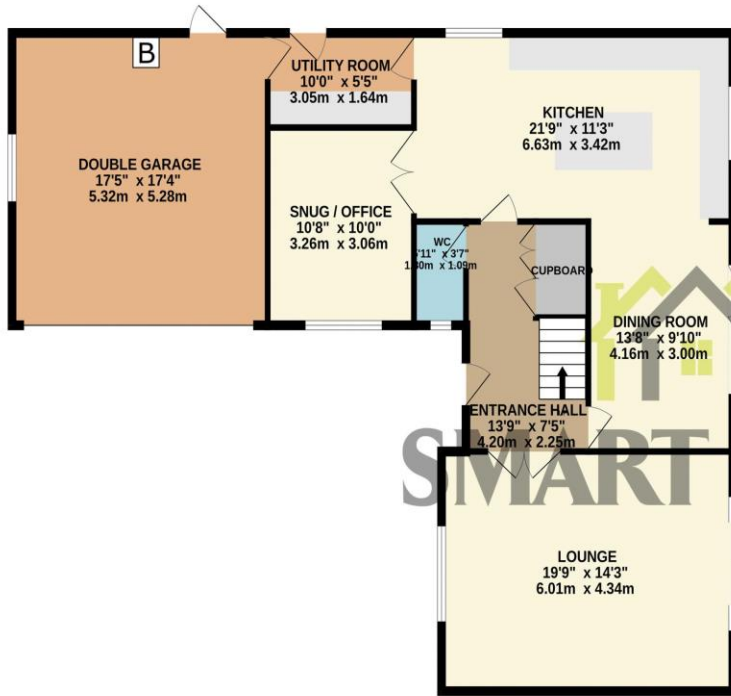
- * Substantial Detached Family Home on a Corner Plot
- * Lounge & Snug / Home Office
- * Separate Utility / Laundry Room
- * Bedroom One with Walk-in Dressing Room & En Suite
- * UPVC DG, GCH & Internally Piped Air Conditioning in Three Largest Bedrooms



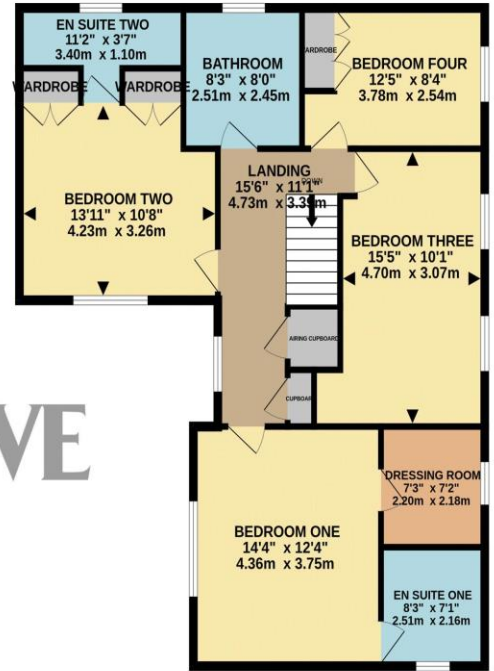
- * Built as Five & Now used as Four Bedrooms
- * Open Plan Dining Room & Breakfast Kitchen
- * WC, Bathroom & Two En Suites - All Updated
- * Extended Driveway, Integral Double Garage & Private Garden
- * Freehold, Council Tax Band F & EPC Rating tbc



GROUND FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



1ST FLOOR
978 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA: 2261 sq.ft. (210.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SMART MOVE

PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.