

**BANKS**

## Chartered Surveyors

Agricultural | Residential | Commercial

**20 Long Lane, Hesketh Bank**

**For Sale by Private Treaty**  
**Guide Price: £240,000**



**20 Long Lane is a charming semi-detached three-bedroom home situated in a desirable area in Banks, Southport. This delightful property offers comfortable living spaces and modern amenities, perfect for first-time buyers, small families, or those looking to downsize.**

### Description

Internally, 20 Long Lane comprises the following accommodation over three floors:

- Lounge
- Kitchen
- W/C
- Master Bedroom
- Second Bedroom
- Third Bedroom
- Bathroom

Externally, 20 Long Lane benefits from a large private rear garden, ideal for outdoor activities, gardening, or simply unwinding in the fresh air. There is access to the garden down the side of the property for secure vehicle storage/parking, perfect for caravans. While the driveway provides ample off-road parking.

Located in the sought-after village of Banks, this property enjoys excellent local amenities, schools, and transport links. It is conveniently situated close to Southport and Preston city centre, offering a wide range of shopping, dining, and leisure options. The area also boasts several parks and green spaces, making it perfect for those who appreciate outdoor activities and nature.

### Services

The subject property has the benefit of mains water, gas and electric.

### Method of Sale

The land is offered for sale by private treaty.

### Guide Price

The guide price for the property is £240,000.

### Tenure

Freehold with vacant possession available upon completion.

### Viewings

Viewings are strictly by appointment only and can be arranged by contacting the agent.

### Health and Safety

Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor or Banks Chartered Surveyors offer any warranty in respect of the safety of the property. Prospective purchasers should take all reasonable precautions when viewing the property.

### Energy Performance Certificate

The property has been given an E energy rating.

### Council Tax

The property is in Council Tax Band A.

### Enquiries

All enquiries should be directed to Luke Banks at Banks Chartered Surveyors.

Mobile: 07857 877925

Email: [luke@banks-surveyors.co.uk](mailto:luke@banks-surveyors.co.uk)

Web: [www.banks-surveyors.co.uk](http://www.banks-surveyors.co.uk)

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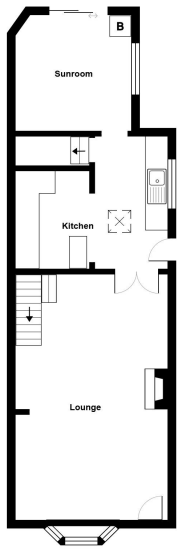
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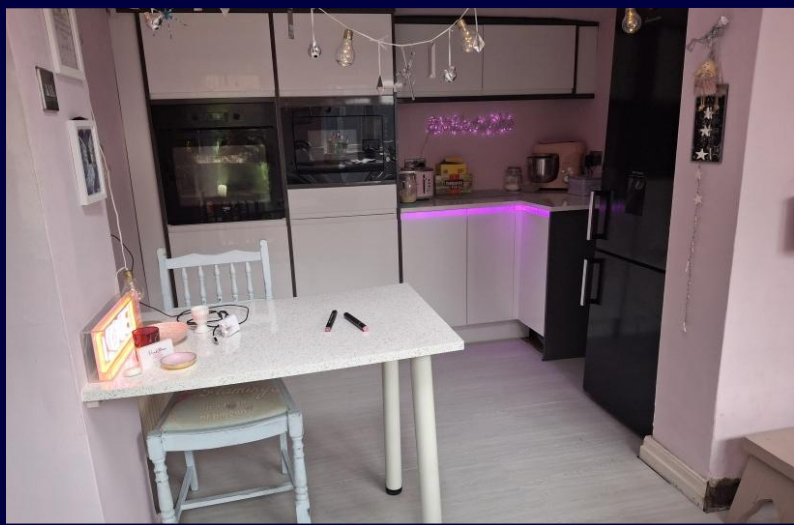
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Not to Scale



Consumer protection from unfair trading regulations 2008

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- [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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