

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 two-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.

Set in 0.13 acres of land.

Description

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

- Lounge
- Kitchen
- Sunroom
- Master Bedroom
- Second Bedroom
- Bathroom
- Storage/Snug room in roof space

Externally, 20 Long Lane benefits from a large private rear garden ideal for outdoor activities and gardening. There is access to the garden down the side of the property for secure vehicle storage/parking. While the driveway provides ample off-road parking. There is a summer house and an outbuilding at the bottom of the garden. The outside area surrounding the house extends to circa 0.13 acres.

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

Web: www.banks-surveyors.co.uk

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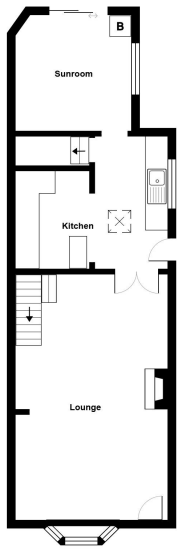


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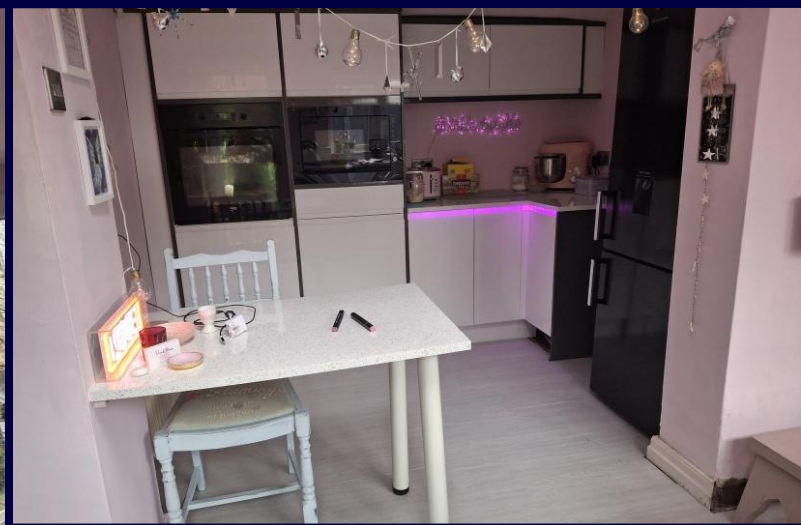
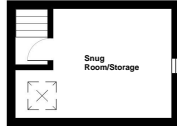
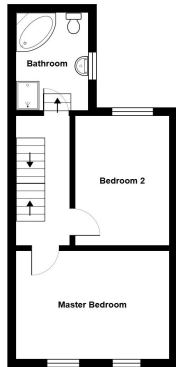


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Not to Scale



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- [b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- [c] No person in the employment of Banks Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.
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