



Marsh Road, Banks, Southport

Offers Over £400,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, NO CHAIN three-bedroom detached bungalow, located in a picturesque area of Banks, Southport. This delightful home offers an ideal blend of practical living and traditional comfort, perfect for families or couples. With scenic views all round, the property is just a short drive from the seaside town of Southport with all its schools, shops and amenities. In terms of public transport there is a stop on demand bus service that runs past the house where you can request it stop on your front door.

Upon entering the home you are greeted by a long entrance hall that leads to all of the ground floor rooms. To the front are two of the double bedrooms, one of which is hosting built-in storage. Further into the house is a side entrance that leads into a practical utility room with room for freestanding appliances. To the rear of the house is the bright and spacious lounge which is flooded with natural light from the large rear facing window and the feature fireplace creates a cosy and inviting atmosphere. Adjacent is the kitchen / Dining room with ample worktop space for all your cooking needs as well as room for a dining table and freestanding appliances. Completing the home is the four piece family bathroom with a bath, corner shower and built in storage for added convenience. The loft space spans the entire length of the house and offers an amazing development opportunity having the potential to be turned into an entirely separate floor if desired.

Externally the property boasts a lengthy and private rear garden with tall hedges all round as well as spectacular views over the surrounding fields. To the front there is a well proportioned driveway offering off the road parking. Overall this charming house is filled with character and offers amazing countryside living and would make an ideal home for small families or couples looking to have a more scenic lifestyle.









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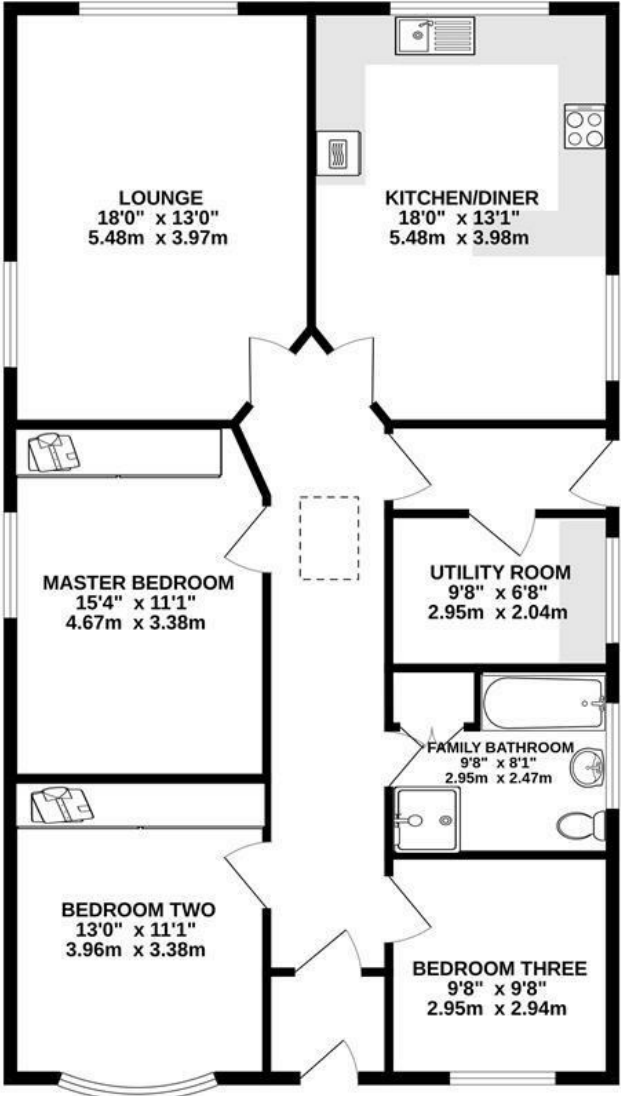






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GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

