



**24 Abington Drive, Banks**  
Southport

Guide Price **£600,000**





## 24 Abington Drive

Banks, Southport

Versatile 6-Bedroom Detached Home in sought-after estate. Ideal for modern families, home-based businesses, multi-generational living. Features include a converted annexe and ample outdoor space.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Six Bedroom Home
- Four Reception Rooms
- Four Bathrooms
- Multi Generational Living
- Converted Annex With Separate Access
- Utility & Downstairs WC
- Great Plot With Front, Side & Rear Gardens
- Buyers Information Pack Available



**Entrance**

Tiled Floor.

**Downstairs WC**

Low-level WC, pedestal wash hand basin, tiled floor, window to rear.

**Kitchen/Diner**

Excellent range of eye and low-level units with 1.5 composite sink. Granite worktops with integrated appliances: Dishwasher, fridge/freezer, electric oven, extractor fan, and gas hob (Bosch appliances). Breakfast bar, and dining area. Windows to side and rear, tile floor.

**Snug**

Flows from Diner/Kitchen, window to front. Tiled floor.

**Utility Room**

Good eye and low-level units, space for washing machine and dishwasher, space for American fridge/freezer, granite worktops, stainless steel sink. Door to side.

**Dining Room**

Window to rear.

**Lounge**

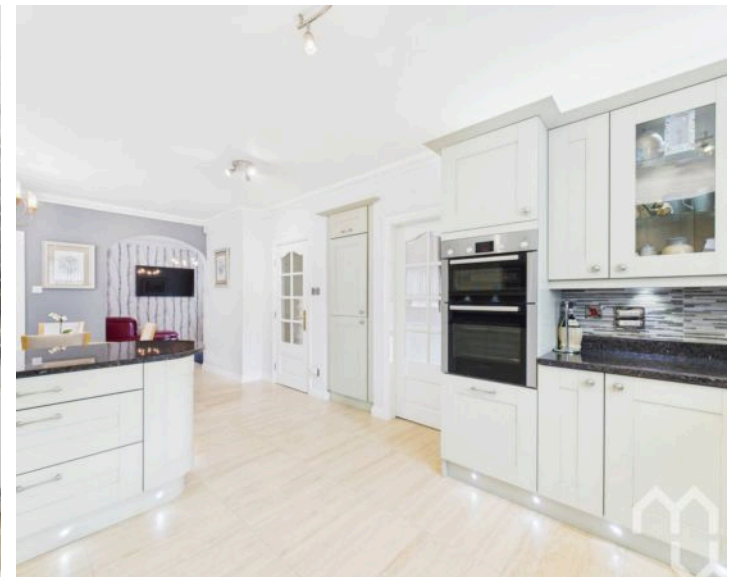
Fire place (gas), Window to front, and French doors to rear.

**Annex/Bedroom Six**

Window to side, with separate access via a side door. Loft access with ladder.

**En Suite**

Three piece suite comprising of a low level wc, wall mounted vanity wash hand basin, and walk-in shower (Aqualisa).







### **First Floor Landing**

Spacious landing, with storage. Loft access with ladder.

### **Master Bedroom**

Dressing Room from bedroom. Window to front.

### **En suite**

Three-piece suite comprising a low-level WC, vanity wash hand basin, fully tiled walls and floor, and walk-in shower. Window to the side.

### **Bedroom Two**

Fitted wardrobes, window to front.

### **En Suite Two**

Three-piece suite comprising a low-level WC, shower cubicle (Aqualisa), and pedestal wash hand basin. Tiled floor and part-tiled walls, window to side.

### **Bedroom Three**

Fitted wardrobe. Window to rear.

### **Bedroom Four**

Window to rear.

### **Bedroom Five**

Window to rear.

### **Bathroom**

Five-piece suite comprising a panelled bath, pedestal wash hand basin, shower cubicle with Aqualisa shower, low-level wc, and a bidet. Fully tiled walls and floor. Window to the side.



## GARDEN

Lawn and established borders to the front and side.

## REAR GARDEN

Established lawned garden surrounded with borders. Feature pond with bridge, patio areas for dining, summerhouse (with electric) composite decking to the front of this. Garden shed with electric.

## DRIVEWAY

2 Parking Spaces

Double drive.















Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2114.7 ft<sup>2</sup>

196.46 m<sup>2</sup>

**Reduced headroom**

9.36 ft<sup>2</sup>

0.87 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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