



-  Detached Family Home
-  Four Bedrooms - One En-Suite
-  Two Receptions

-  Fitted Dining Kitchen
-  Garage & Gardens
-  No Chain

Price: £315,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this modern style detached house which occupies a charming location forming part of a popular Redrow development in Banks.

Offered for sale with no onward chain, the property offers well proportioned and attractively planned accommodation which is installed with gas central heating and double glazing, briefly comprising Hall, fitted Cloakroom/WC, front Living Room, rear Dining Room, fully fitted Dining Kitchen and Utility Room to the ground floor with four Bedrooms (the principal with En-Suite Shower Room) and main Bathroom to the first floor.

Outside there are established gardens to the front and rear of the property, the rear being mainly laid to lawn and having the benefit of not being overlooked, the front incorporating a driveway leading to the integral Garage.

Abington Drive is located off Aveling Drive which runs off Guinea Hall Lane.



Ground Floor:

Hall

Cloakroom/WC - 2.36m x 1.32m (7'9" x 4'4")

Living Room - 5m x 3.61m (16'5" x 11'10")

Dining Room - 3.84m x 3.02m (12'7" x 9'11")

Kitchen/Dining Room - 6.22m x 4.09m (14'77" x 13'5")

Utility Room - 3.15m x 1.5m (10'4" x 4'11")

First Floor:

Landing

Bedroom 1 - 3.71m x 3.33m (12'2" x 10'11")

En-Suite

Bedroom 2 - 3.2m x 3.15m (10'6" x 10'4")

Bedroom 3 - 3.4m x 2.49m (11'2" x 8'2")

Bedroom 4 - 2.57m x 2.36m (8'5" x 7'9")

Bathroom

Outside: Occupying a corner plot, there are established gardens to the front and rear of the property, the rear being principally laid to lawn and having the benefit of not being overlooked, the front incorporating a driveway leading to the integral Garage.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E

Tenure: The UK Government land and property information website shows the tenure to be Freehold.

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

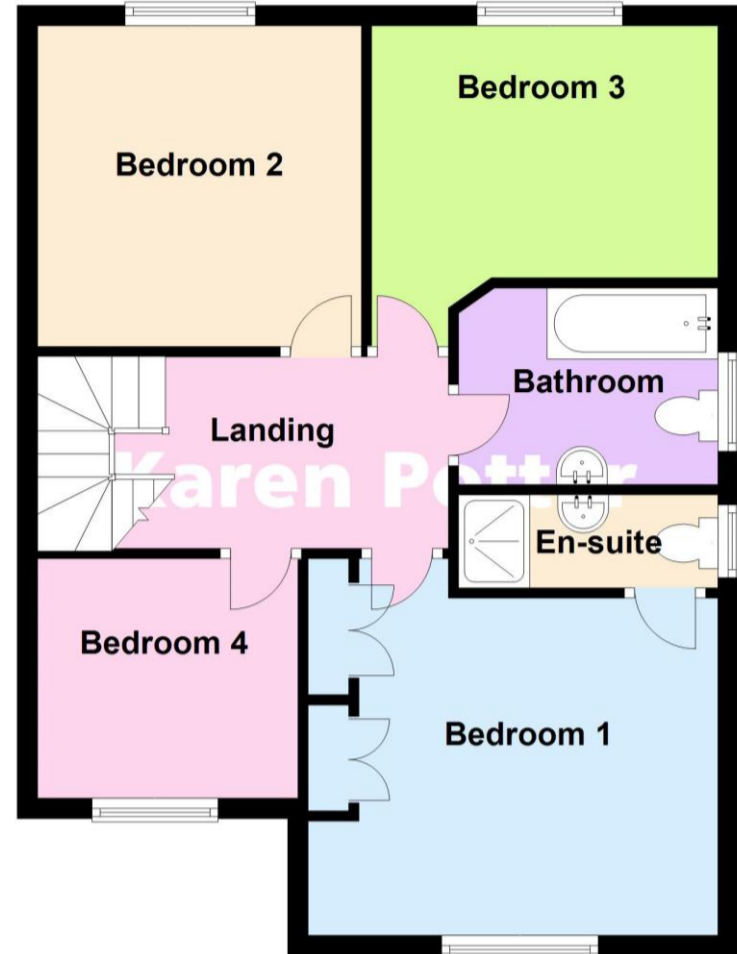
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Ground Floor
Approx. 76.5 sq. metres (823.0 sq. feet)



First Floor
Approx. 55.2 sq. metres (593.9 sq. feet)



Total area: approx. 131.6 sq. metres (1416.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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