



-  Detached House
-  Three Bedrooms
-  Extensive Grounds

-  Multiple Garages & Workshop
-  Semi Rural Position
-  No Chain

Price: £450,000 Subject to Contract

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





Occupying a semi rural position in the West Lancashire village of Banks, this detached house stands in sizeable grounds which includes multiple garages, workshop, hardstanding and grassed former paddock.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Hall, through Lounge-Dining Room, fitted Kitchen/Breakfast Room and WC to the ground floor with three Bedrooms and Bathroom/WC on the first floor.

A tarmac driveway gives access to a gravelled frontage and to an extensive hardstanding area at the rear with ample space for numerous vehicles and large detached garage/workshop (approx. 30'4" x 15'5" – 9.24m x 4.70m) with double doors, windows to front, electric light and power and water supply. There are also two brick built garages (each measuring 24' x 20') and two insulated, timber, detached garages (each measuring 24' x 12'). Beyond the hardstanding lies the former grass paddock.

New Lane Pace is a continuation of Chapel Lane and Church Road where there are public transport facilities together with a number of local shops in Banks village. In addition there are two Primary schools and a Garden Centre within the immediate vicinity.



Ground Floor:

Hall - 4.01m x 3.05m (13'2" x 10'0")

Lounge-Dining Room - 8.84m x 3.56m (28'12" x 11'8")

Kitchen/Breakfast Room - 4.42m x 3.05m (14'6" x 10'0")

WC

First Floor:

Landing

Bedroom 1 - 4.06m x 3.81m (13'4" x 12'6")

Bedroom 2 - 4.37m x 3.35m (14'4" x 11'0")

Bedroom 3 - 3.45m x 2.24m plus recess (11'4" x 7'4")

Bathroom - 2.9m x 2.77m (9'6" x 9'1")



Outside: A tarmac driveway gives access to a gravelled frontage and to an extensive hardstanding area at the rear with ample space for numerous vehicles and large **detached garage/workshop** (approx. 30'4" x 15'5" – 9.24m x 4.70m) with double doors, windows to front, electric light and power and water supply. There are also **two brick built garages** (each measuring 24' x 20') and **two insulated, timber, detached garages** (each measuring 24' x 12'). Beyond the hardstanding lies the former grass paddock.

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

Tenure: 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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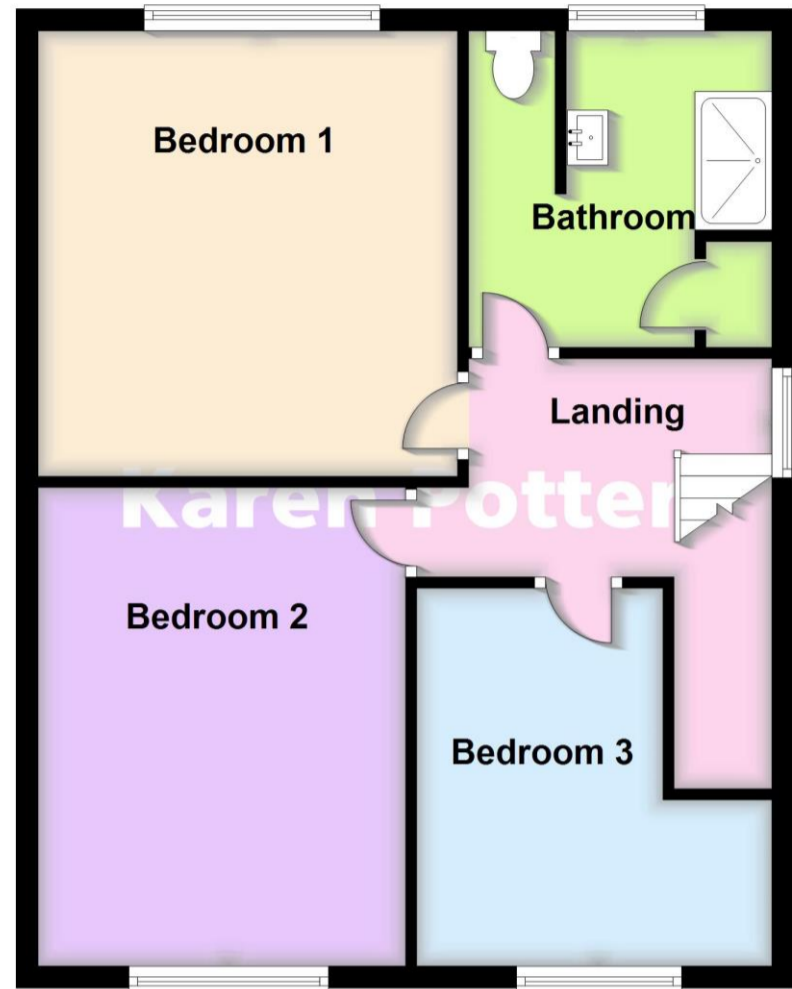
Ground Floor

Approx. 60.8 sq. metres (654.3 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.2 sq. feet)



Total area: approx. 117.8 sq. metres (1267.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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