



-  Extended Semi Detached House
-  Three Bedrooms
-  Impressive Fitted Kitchen/Dining Room

-  Good Size Rear Garden
-  Very Well Presented Throughout
-  Inspection Recommended

Price: £255,000 Subject to Contract

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





An early inspection is highly recommended of this very well presented and deceptively spacious, semi detached family home, occupying a generous plot within a moments stroll from Banks village centre.

Extended by the current owner, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room and modern fitted Kitchen/Dining Room to the ground floor with three Bedrooms and Family Bathroom to the first floor.

Outside, the front garden has a pedestrian gate with path leading to the front door and a shaped lawn. There are twin gates to side giving access to the good size rear garden with hardstanding, shaped lawn and paved patio. A brick built outbuilding, adjoining the kitchen/dining room, provides excellent storage and could be converted to provide utility room or additional living space.

The property stands on Ralphs Wifes Lane in the centre of Banks village handy for local shops, with the amenities of Churchtown and Southport a short drive away.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 7.14m x 3.53m (23'5" x 11'7")

Kitchen/Dining Room - 6.83m x 4.5m (22'5" x 14'9")

First Floor:

Landing

Bedroom 1 - 4.5m x 3.12m (14'9" x 10'3")

Bedroom 2 - 3.45m x 2.44m (11'4" x 8'0")

Bedroom 3 - 2.84m x 2.18m (9'4" x 7'2")

Bathroom - 2.84m x 1.45m (9'4" x 4'9")

Outside: The front garden has a pedestrian gate with path leading to the front door and a shaped lawn. There are twin gates to side giving access to the good size rear garden with hardstanding, shaped lawn and paved patio. A brick built outbuilding measuring 4.50m (14'9") x 3.29m (10'10") adjoining the kitchen/dining room, provides excellent storage and could be converted to provide utility room or additional living space.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in band C

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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. 78.5 sq. metres (845.3 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 118.6 sq. metres (1276.2 sq. feet)



AWAITING EPC

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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