



-  Double Fronted Detached Bungalow
-  Three Bedrooms
-  Three Reception Rooms

-  Fantastic Garage/Workshop
-  Beautifully established Gardens
-  No Chain

Price: £475,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this deceptively spacious, double fronted, detached bungalow occupying a generous plot within easy walking distance of Churchtown village.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Conservatory, Fitted Kitchen, Utility, WC, two double Bedrooms, a single Bedroom and Wet Room.

Outside, there are established gardens to the front and rear of the property, the front incorporating a paved driveway with twin gates leading to an oversize Garage. The rear garden is a good size arranged with extensive shaped lawn, with well stocked, mature borders and paved patio.

Bankfield Lane forms part of a highly sought after residential area adjacent to the Botanic Gardens and within close proximity to the many amenities of Churchtown Shopping Village. In addition there are public transport facilities leading to the town centre.



Ground Floor:

Entrance Vestibule

Hall

Bedroom 1 - 4.37m x 3.7m (14'4" x 12'1")

Bedroom 2 - 4.36m x 3.47m (14'3" x 11'4")

Bedroom 3 - 2.78m x 2.43m (9'1" x 7'11")

Wet Room - 3.31m x 2.76m (10'10" x 9'0")

Living Room - 5.98m x 3.79m (19'7" x 12'5")

Dining Room - 3.93m x 3.46m (12'10" x 11'4")

Conservatory - 4.5m x 3.15m (14'9" x 10'4")

Kitchen/Breakfast Room - 4.97m x 3.31m (16'3" x 10'10")

Rear Vestibule

Utility Room - 2.39m x 1.91m (7'10" x 6'3")

WC - 1.91m x 0.82m (6'3" x 2'8")

Garage - 9.82m x 3.6m (32'2" x 11'9")

Outside

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Council Tax

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

Tenure

Leasehold for a term of 999 years from 3rd February 1964, subject to £1 annual ground rent.

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. 180.6 sq. metres (1943.6 sq. feet)



Total area: approx. 180.6 sq. metres (1943.6 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| 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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