



**6 Dunlin Grove
Banks, PR9 8RS, £350,000
'Subject to Contract'**

Tucked away in a peaceful residential cul-de-sac and set opposite a private copse of trees, this beautifully presented three-bedroom detached family home was recently constructed by award-winning Redrow Homes and offers a perfect balance of style, space, and seclusion. Designed for modern living, the accommodation includes a welcoming lounge, an open-plan dining kitchen with integrated appliances, a utility cupboard, and a ground floor WC. Upstairs, there are three generous double bedrooms, including a master suite with its own en-suite shower room, and a contemporary family bathroom. The well-established gardens are, in the opinion of the estate agents, a particular highlight—offering privacy, maturity, and space for outdoor enjoyment. Additional benefits include off-road parking and an adjoining garage. Ideally positioned for access to the nearby villages of Banks and Southport, as well as excellent commuter links via the A565, this is an exceptional opportunity for families or professionals seeking a tranquil yet connected lifestyle.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Composite style entrance door with Upvc double glazed insert leading to entrance hall. Stairs lead to first floor with handrail, spindles and newel post. Useful cupboard storage access below and doors to main accommodation. Separate door leads to...

Cloakroom/ WC - 1.65m x 0.94m (5'5" x 3'1")

Opaque Upvc double glazed window, low level WC and corner wash hand basin with mixer tap and tiled splashback. Extractor.

Front Lounge - 4.83m x 3.48m (15'10" x 11'5")

Upvc double glazed window to front, wall mounted contemporary electric fire.

Dining Kitchen - 5.61m x 3.68m (18'5" x 12'1")

Modern fitted dining kitchen arranged in an attractive cream gloss style with a number of built in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include integral dishwasher, 'Smeg' electric double oven with four ring gas hob and stainless steel extractor over. Integral fridge and freezer and ceramic tiled flooring. Recessed spotlighting. Separate door leads to a built in cupboard for utility purposes housing the plumbing for washing machine and working surfaces with extractor over. Upvc double glazed sliding patio door leads to...

Conservatory - 3.23m x 4.29m (10'7" x 14'1")

Upvc double glazed windows and sliding patio doors give access to garden at the rear. Conservatory is centrally heated.

Landing

Upvc double glazed window to side, loft access and useful built in cupboard housing the 'Glow Worm' central heated boiler system.

Master Bedroom - 3.61m x 3.4m (11'10" x 11'2")

Upvc double glazed window to front and door leads to...

En-suite - 2.49m x 1.27m (8'2" x 4'2")

Opaque Upvc double glazed window with three piece modern white suite comprising low level WC, wash hand basin with mixer tap and entry level shower with glazed sliding shower door and plumbed in shower unit. Part wall tiling, recessed spotlighting, ladder style chrome heated towel rail and extractor.

Bedroom 2 - 3.45m x 3.35m (11'4" x 11'0" to rear of wardrobes)

Upvc double glazed window, fitted wardrobe.

Bedroom 3/ Office - 3.48m x 2.18m (11'5" x 7'2")

Upvc double glazed window, fitted wardrobes, bedroom currently arranged as home office.

Bathroom/WC - 2.46m x 2.08m (8'1" x 6'10")

Upvc double glazed window with three piece modern white suite comprising of low level WC, wash hand basin, mixer tap and panelled bath with glazed shower screen, plumbed in shower unit with part wall tiling and door leads to separate airing cupboard housing pressurised hot water cylinder and linen shelving.

Outside

Established gardens adjoin the property with well stocked borders, tucked away to a residential new build cul-de-sac built by Redrow Homes opposite a copes of trees privatising the area. Hard surface driveway access leads via gable side of property to a garage via remote roll shutter up and over door measuring 18'6" x 9'5" with electric light and power supply points. A rear garden gate gives way to the well tended enclosed gardens incorporating patio and laid to lawn with established ornamental borders well stocked with a variety of plants, shrubs and trees. The property is well screened, not directly overlooked with private seating area and ample side access and timber garden shed.

Council Tax

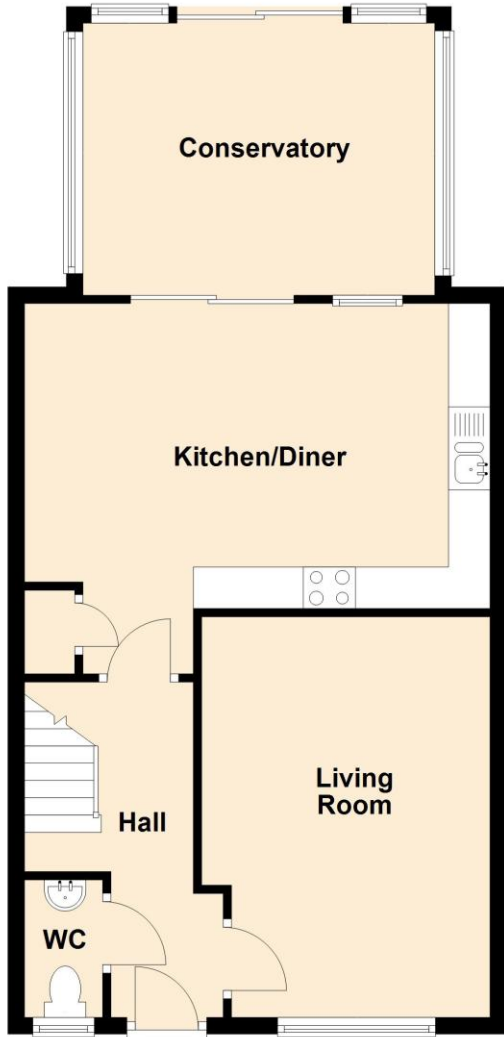
West Lancs band D.

Tenure

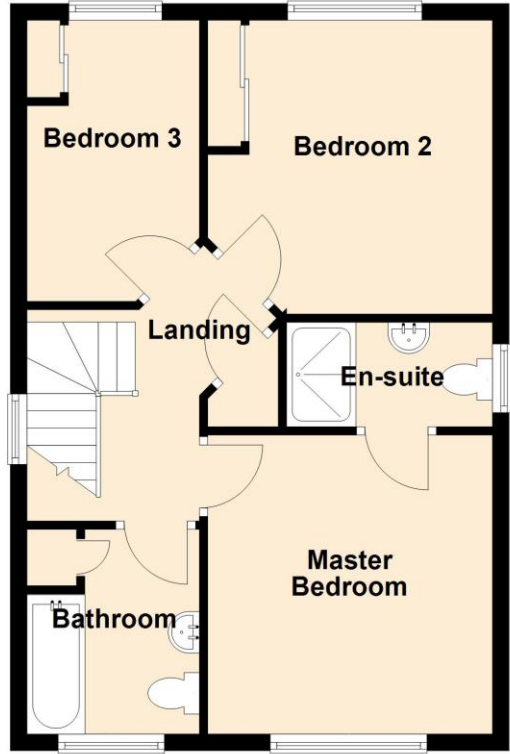
Freehold.




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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 



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.