Chris Tinsley

‘The Bungalow’, Hesketh Avenue Banks, PR9 8BH £325,000 'Subject to Contract’

This immaculate, double-fronted detached dormer-style home is presented to the highest standard and benefits solar panelling included. Accessed via elegant wrought iron double gates, the landscaped front provides off-road parking for multiple vehicles. Secure side access leads to an enclosed, private rear garden, a standout feature with multiple seating areas, timber sheds, and a summerhouse perfect for relaxing. Inside, a central entrance hall leads to a ground floor shower room with WC, a full-width through lounge/dining room featuring dual-aspect plantation shutters, a versatile snug that can double as a bedroom, and a modern kitchen with integrated appliances. Upstairs, the landing accesses two well-presented double bedrooms with fitted storage, a contemporary bathroom with WC, and a concealed eaves cupboard for extra storage. Conveniently located near A565 commuter routes, Banks Village amenities, and Southport’s vibrant seafront and facilities.

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

Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Hall
Upvc double-glazed entrance door with opaque Upvc double-glazed side window. Staircase leads to first floor with handrail, spindles, and newel posts. Useful cupboard to understairs, also housing the electrical consumer unit and meters. 'Karndean' flooring, recessed spotlighting, and door leads to main accommodation, with further door leading to…

Ground Floor Shower Room/WC - 1.88m x 1.57m (6'2" x 5'2")
Opaque Upvc double-glazed window. Three-piece modern suite comprising low-level WC, wash hand basin with mixer tap, tiled splashback, and step-in shower enclosure with plumbed-in overhead rainfall-style shower and handheld shower attachments. Illuminated vanity wall mirror, wall-mounted ladder-style chrome heated towel rail, recessed spotlighting, and 'Karndean' flooring

Snug/Bedroom 3 - 3.05m x 3.25m (10'0" x 10'8")
Upvc double-glazed window with feature fitted plantation shutters to front of property. Currently in use as a snug but could be readily converted to a third bedroom or guest bedroom if required.

Principal Lounge/Dining Area - 6.58m x 3.73m (21'7" overall measurements x 12'3")
Upvc double-glazed windows provide dual aspect to both front and rear, both fitted with attractive plantation-style shutters. Modern-style ceiling moulding with recessed spotlighting, high gloss laminate flooring, and fireplace with surround and hearth. Open plan access from lounge to dining area.

Kitchen - 3.35m x 3.33m (11'0" x 10'11")
Upvc double-glazed window overlooks garden to the rear. Modern fitted kitchen arranged in a black high gloss style with a number of built-in base units, including cupboards and drawers, wall cupboards, working surfaces with matching splashback, and one and a half bowl sink unit with mixer tap and drainer. Appliances include electric oven, four-ring gas hob with glazed splashback and extractor over, and cupboard housing the Worcester combination-style central heating boiler system. Separate fitted pantry cupboard with shelving, plumbing for washing machine, plumbing for dishwasher, space for freestanding fridge freezer, recessed spotlighting, and 'Karndean'-style flooring.

First Floor Landing
Recessed spot lighting and doors to both bedrooms, bathroom, and secret door leading to built-in storage cupboards to eaves, generous in size, including areas of reduced head height.

Bedroom One - 5.11m x 3.73m (16'9" x 12'3" overall measurements, to rear of wardrobes, including reduced head height)
Upvc double glazed dormer-style window with fitted plantation-style shutters to front of property, recessed spot lighting, fitted wardrobe with hanging space and shelving.

Bedroom Two - 4.98m x 2.95m (16'4" x 9'8" overall measurements to rear of wardrobes, including reduced head height)
Upvc double glazed dormer-style window with plantation shutters to front, fitted wardrobes with partial vanity mirrored sliding frontage, recessed spot lighting.

Bathroom/WC - 1.68m x 1.93m (5'6" x 6'4")
Three-piece modern white suite comprises of low-level WC, wash hand basin with mixer tap, and L-shaped panel bath with glazed shower screen, mixer tap, plumbed-in rainfall-style overhead shower and handheld shower attachment. Inset display recess with wall tiling, ladder-style chrome heated towel rail, recessed spot lighting.

Outside
The property occupies a most impressive plot, landscaped to front and rear with secure wrought iron gated access to front, providing gravel driveway with off-road parking for numerous vehicles. Neatly edged laid-to lawn includes ornamental borders, with flagged and ramped access to entrance hall and front of property. Secure gated side access leads to both sides of the property, one side also housing enclosed timber garden shed with further security gated access to rear. The rear gardens are a definite feature, with laid-to lawn, seating areas with loose slate, flag patio, block paved patio, not directly overlooked, borders well stocked with a variety of plants, shrubs, and trees, well screened to rear, and access to a summerhouse perfect for relaxing. External tap and recessed spot lighting to soffits.

Note (Solar Panelling)
With regards to the solar panelling, the current owners have confirmed that the panels are owned outright. The system helps reduce electricity costs during sunny periods by generating electricity which can be used to power household appliances throughout the day. The system does not include battery storage, meaning any unused electricity generated is not stored for later use.

Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band C This information is provided for guidance only and should be verified by the purchaser.

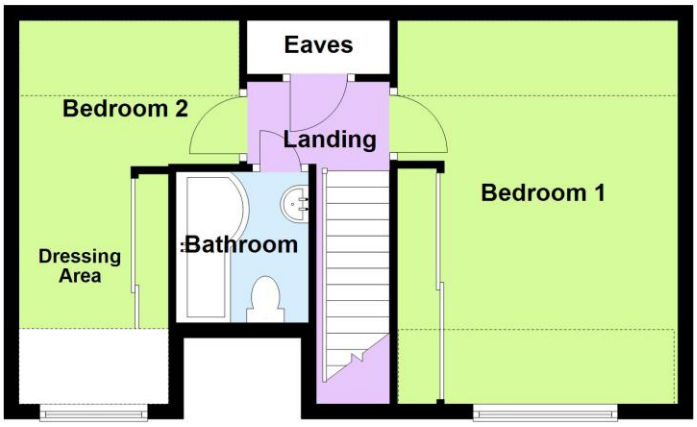
Tenure
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser’s solicitor.

Ground Floor

Approx. 57.0 sq. metres (613.8 sq. feet)

First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 99.6 sq. metres (1072.0 sq. feet)

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.