



Sanderling Drive, Banks, Southport PR9 8RY

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this immaculately presented modern detached house which occupies a charming location, forming part of the popular Redrow constructed "Coppice" Development.

Positioned at the head of the cul de sac and with a woodland aspect to front, the property offers well proportioned and attractively planned accommodation which was redecorated throughout in 2023 and briefly comprises: Entrance Hall, front Living Room, rear Kitchen/Dining Room, Utility Room and fitted Cloakroom/WC to the ground floor with three double Bedrooms (the principal with En-Suite Shower Room, Bedroom 2 with Walk In Wardrobe) and main Bathroom to the first floor.

Outside there are lawned gardens to the front and rear of the property, the front incorporating a driveway leading to the Garage and there is an EV (electric vehicle) charger to the front. Sanderling Drive is accessed via Guinea Hall Lane. The shops and amenities of Banks village are readily accessible.



Price: £350,000 Subject to Contract

Ground Floor:

Entrance Hall

Living Room - 17' 2" into bay x 11' 1" (5.23m x 3.38m)

Kitchen/ Dining Room - 21' 2" x 11' 2" (6.45m x 3.4m)

Utility Room - 6' 8" x 5' 8" (2.03m x 1.73m)

Cloackroom/ WC

First Floor:

Landing

Bedroom 1 - 13' into bay x 11' 6" (3.96m x 3.51m)

En-Suite Shower Room

Bedroom 2 - 12' 3" x 11' 4" (3.73m x 3.45m)

Bedroom 3 - 11' 4" x 10' (3.45m x 3.05m)

Bathroom

Outside:

A tarmacadam driveway provides off road parking for numerous vehicles to front, laid to lawn and access to adjoining garage (measures 19'6" x 9'1") with access via up and over door, electric light and power supply. The enclosed rear is well established with paved patio area leading to shaped lawn and established borders.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure:

Freehold

Service Charge:

There is a service charge for site maintenance to include the cutting of grass within the communal grounds, maintenance of the pond etc. The half-yearly invoice up to 30/6/26 amounts to £135.12 (equivalent to £270.24 per annum)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.