



**‘The Creamery’ 21 Guinea Hall Close
Banks, Southport, PR9 8RG £250,000
‘Subject to Contract’**

An early inspection is recommended to appreciate the accommodation offered by this unique mews style house . The centrally heated and double-glazed accommodation very briefly includes; a private entrance with Wc, lounge and separate dining kitchen leading to enclosed gardens at the rear. To the first floor there are four bedrooms, the master benefiting en-suite shower room/Wc and a separate bathroom/Wc. The private courtyard garden to rear provides a secluded outside space and there is off road parking for two cars with access to adjoining garage. The property is situated on the popular Guinea Hall development in Banks built by Redrow Homes. The property is convenient for the local facilities of Banks Village, A565 commuter links and further facilities located at Churchtown Village and the Southport Town Centre.

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Southport's Estate Agent

Entrance Hall

Outer entrance door leading to generous entrance hall with turn staircase to first floor with handrail, spindles and newel post. Tiled flooring and door leads to....

WC - 1.68m x 0.86m (5'6" x 2'10")

Low level WC, pedestal wash hand basin with tiled splash back and tiled flooring.

Lounge - 4.67m x 4.39m (15'4" overall measurements into recess x 14'5")

Upvc double glazed windows to both front and side of property.

Dining Kitchen - 3.84m x 5.99m (12'7" x 19'8" into recess)

Upvc double glazed double door and windows to rear garden. Upvc double glazed window to side. Built in cupboard to under stairs, dining area open plan to kitchen. Main kitchen arranged with a number of built in base units including cupboards and drawers, wall and glazed china cupboards and working surfaces. One and half bowl sink unit includes mixer tap and drainer. Appliances include electric oven and grill five burner gas on glass hob with concealed extractor above. Fridge and freezer. Plumbing is available for washing machine. Wall cupboard also houses 'Baxi' conventional style central heated boiler system.

First Floor Landing

Upvc double glazed side window, loft access.

Bedroom 1 - 3.84m x 4.42m (12'7" into recess x 14'6")

Upvc double glazed windows and door leads to...

Ensuite Shower Room/WC - 0.86m x 2.57m (2'10" x 8'5")

Low level WC, pedestal wash hand basin and step in shower enclosure with folded glazed shower door, plumbed in shower and part wall tiling.

Bedroom 2 - 5.03m x 2.79m (16'6" x 9'2" excluding entry door recess)

Double glazed skylight to roof pitch and Upvc double glazed window overlooks rear of property.

Bedroom 3 - 1.65m x 2.46m (5'5" x 8'1" overall measurements into recess)

Upvc double glazed window, airing cupboard houses hot water cylinder.

Bedroom 4 - 3.45m x 2.64m (11'4" x 8'8" into recess)

Upvc double glazed window.

Bathroom/ WC - 1.68m x 2.36m (5'6" x 7'9")

Three-piece suite comprising of low-level WC, pedestal wash hand basin and twin grip panelled bath with mixer tap, part wall tiling, opaque Upvc double glazed window and extractor.

Outside

Hard surface driveway access to front provides off road parking, lawn to side and adjoining garage access via up and over door measuring 16'7" x 9' with electric light and power supply and including curtesy door leading to rear garden. The enclosed rear garden comprises of private walled and fenced outside area arranged for ease of maintenance.

Council Tax

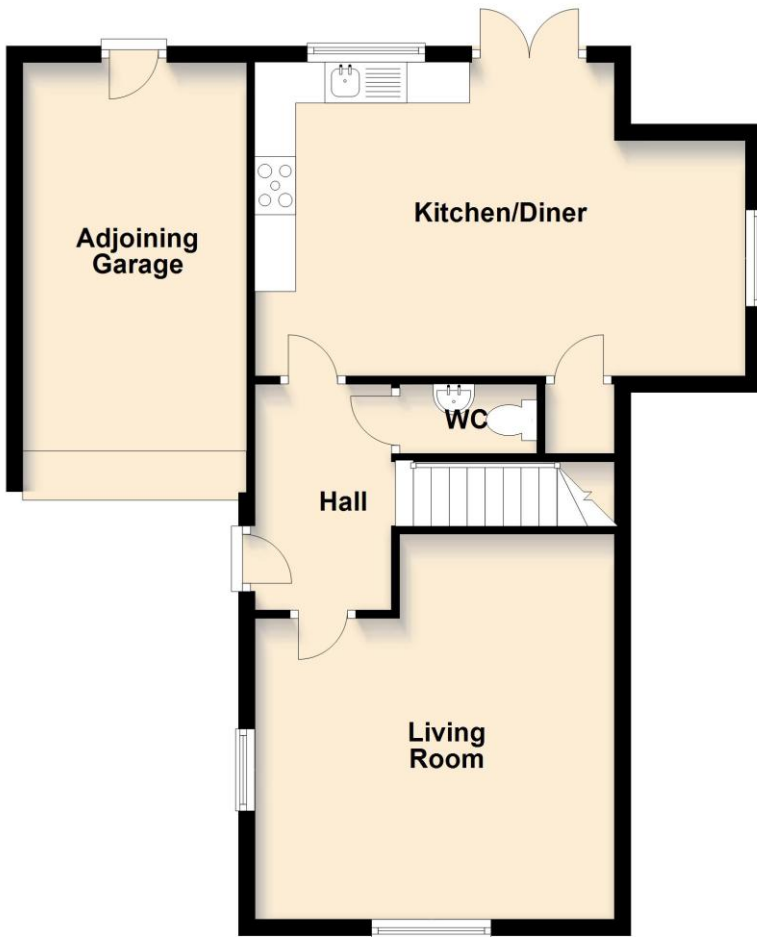
West Lancs band E.

Tenure

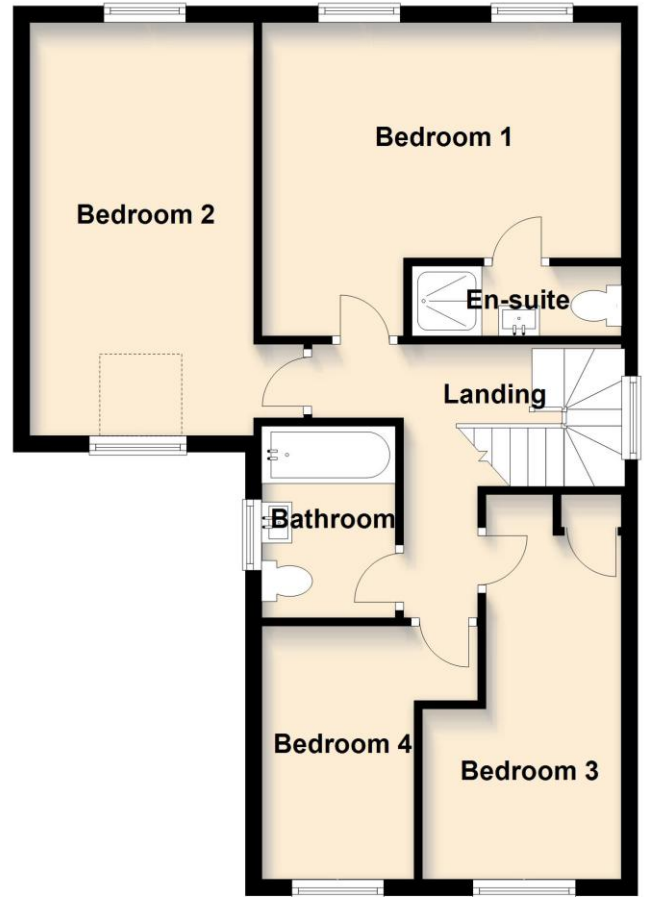
Freehold



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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