



**11 Westerdale Drive
Banks, PR9 8DG £425,000
'Subject to Contract'**

An early viewing is recommended to appreciate the location of this double fronted detached family house. Forming part of the 'Redrow' development at Banks, this property is part of a cul-de-sac of just five houses and enjoys an open view towards a copse of trees at the front. The centrally heated and double-glazed accommodation briefly includes, entrance hall with cloakroom, lounge, dining room, conservatory, study, fitted kitchen with an extensive range of built in appliances and utility room. On the first floor there are four double bedrooms, a family bathroom and ensuite bathroom to main bedroom. The property stands in established gardens with off road car parking and a garage. The location, on the first phase of the popular 'Redrow' development at Banks, is convenient for the nearby Primary School and with further amenities and Schools to be found at Tarleton, Churchtown Village and Southport Town Centre.

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

Southport's Estate Agent

Open Vestibule

Entrance Hall

Composite outer door with double glazed inserts. Woodgrain laminate flooring, stairs to the first floor, with concealed, sensor led lighting.

WC - 2.44m x 2.06m (8'0" x 6'9")

White suite including wash hand basin with cupboard below, low level WC, half tiled walls, tile effect laminate flooring, extractor.

Lounge - 4.88m x 3.73m (16'0" x 12'3")

Upvc double glazed and leaded window overlooking the small copse of trees to the front. Woodgrain laminate flooring, living flame coal effect fire in attractive surround. Wall light points.

Dining Room - 3.23m x 3.51m (10'7" x 11'6")

Woodgrain laminate flooring, double glazed patio door and side screen leads to....

Conservatory - 3.81m x 3.2m (12'6" x 10'6")

Upvc double glazed windows and double doors leading to the rear garden.

Study - 2.21m x 2.39m (7'3" x 7'10")

Woodgrain laminate flooring, Upvc double glazed window.

Kitchen - 3.2m x 3.96m (10'6" extending to 12'9" x 13'0")

Fitted kitchen, including; inset one and half bowl stainless steel sink unit with mixer tap and handheld spray tap, Quartz working surfaces incorporating drainer, a range of soft close base units with cupboards and drawers and contrasting wall cupboards. Four ring induction hob with cooker hood above, split level one and half electric oven, microwave, fridge, freezer and dishwasher. Tall wall radiator, vaulted ceiling with recessed spotlighting and two double glazed 'Velux' style windows. Useful under stairs storage cupboard.

Utility Room - 2.21m x 1.55m (7'3" x 5'1")

Plumbing for washing machine, space for tumble dryer. Larder/ storage cupboard, base unit, sink unit 'Vaillant' gas central heating boiler. Door to outside.

First Floor Landing

Double glazed window, airing cupboard with hot water cylinder and shelving.

Bedroom 1 - 3.91m x 3.66m (12'10" excluding door recess x 12'0" to front of wardrobes)

A range of recessed wardrobes, panelling to one wall with wall light points. Upvc double glazed and leaded window.

En-suite - 1.65m x 2.44m (5'5" x 8'0" overall)

Panelled bath with mixer tap and thermostatic shower and shower screen, vanity wash hand basin with cupboards below, low level WC. Tiled walls, LVT flooring, chrome towel rail, recessed spotlighting, Upvc double glazed window.

Bedroom 2 - 2.87m x 3.58m (9'5" x 11'9")

Upvc double glazed window.

Bedroom 3 - 2.84m x 3.48m (9'4" x 11'5")

Upvc double glazed window.

Bedroom 4 - 2.26m x 2.41m (7'5" x 7'11")

Upvc double glazed window.

Bathroom - 2.21m x 1.78m (7'3" x 5'10")

White suite including vanity wash hand basin with cupboards below, low level WC, panelled bath with mixer tap and electric shower, shower screen. Tiled walls and floor, chrome towel rail/radiator, Recessed spotlighting, Upvc double glazed window.

Outside

Off road car parking to the front, integral garage measuring 16'9" x 17' with side courtesy door. Attractive rear garden enclosed with fencing, shaped lawn, edged borders stocked with plants and shrubs, patio.

Council Tax

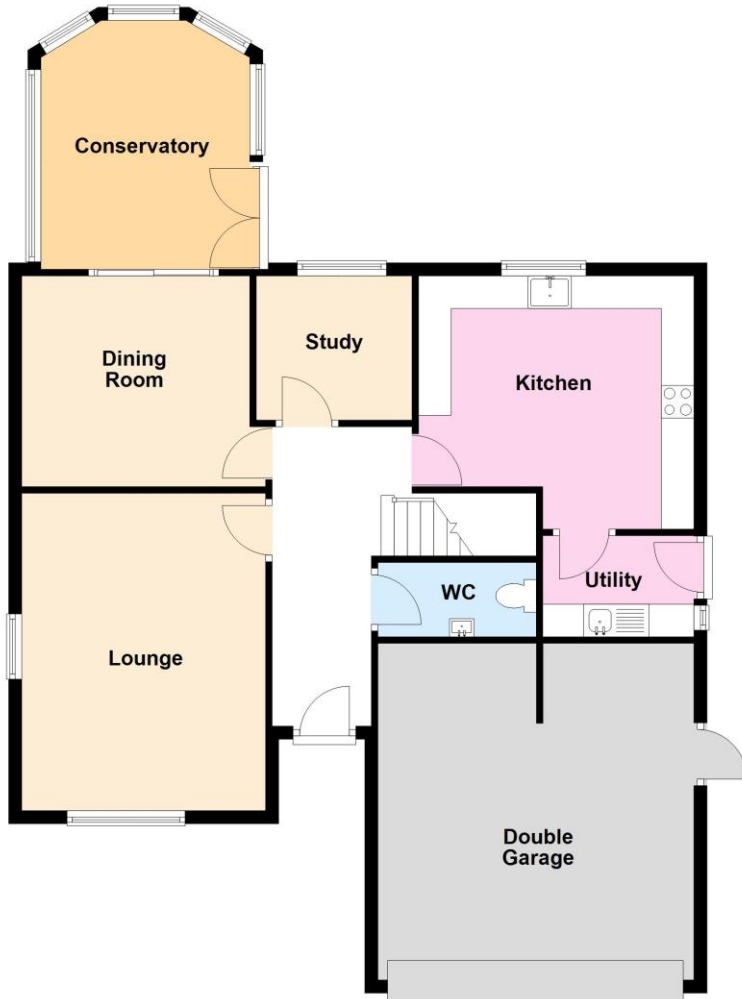
West Lancs band E.

Tenure

Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(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	



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.