



Asking Price **£399,950**



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Tucked away at the end of a peaceful cul-de-sac and backing onto a mature wooded area, lies this recently modernised four bedroom detached home, which is well worth your time to go see in person. The current owners have been busy during their time here, as they have made numerous upgrades and improvements, with just a few including: an amazing open plan kitchen and family room with Howdens kitchen, quartz worksurfaces, hot-water tap, integrated dishwasher, two ovens, microwave, induction hob and extractor over, remote controlled electric fitted blinds included, new combi boiler (fitting with in the last 4 years,) feature remote controlled electric fires in the lounge and family room which act as air conditioners as well as heaters and a digital fingerprint recognition front door, which are just some of the highlights of this amazing home.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge, snug, two piece ground floor WC, amazing open plan kitchen family room with open arch to the dining room, which in turn has French doors leading to the rear garden. To the first floor is a central landing which has a store cupboard and access to the loft space, bedroom one has a three piece en suite shower room off, three further bedrooms and the first floor family bathroom completes the accommodation.

The current owners had planning permission granted in 2022 (West Lancs. planning reference: 2021/1336/FUL) for a ground floor extension to the rear, with balcony to the first floor.

To the front of the property is off road parking for 3 vehicles on the double width driveway, next to which is a lawned garden area with planted border. The main garden is located to the rear and is accessed from the property, as well as down a side gated pathway, for easy access around the property. The rear garden is low maintenance with an extended paved sun terrace, gravelled and slate chipped beds and a fenced perimeter. Beyond the rear boundary are mature trees, making the property quite private and not overlooked.

**About the Local Area:** Banks is a large coastal village in Lancashire. It lies south of the Ribble estuary and four miles (6 km) north-east of Southport. The village is administered by West Lancashire Borough Council, and by North Meols parish council for parochial matters. It is in the South Ribble parliamentary constituency. Banks is the largest of the villages in the parish of North Meols on the West Lancashire coastal plain.

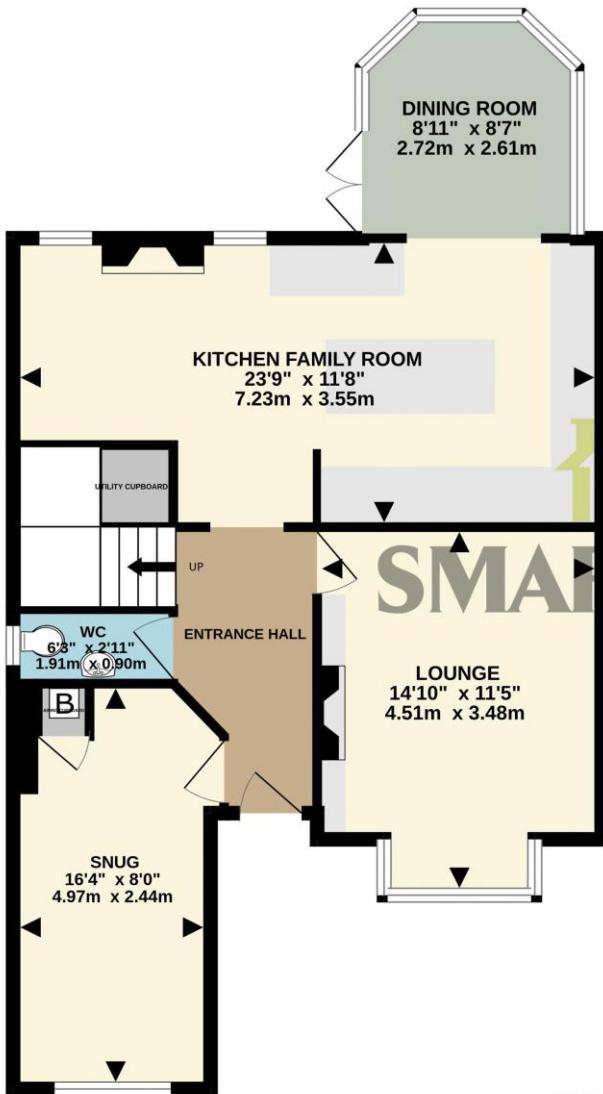


- \* Impeccably Presented 4 Bed Detached House
- \* PP Passed for Ground Floor Rear Extension with Balcony
- \* Open Plan High Spec. Kitchen Family Room & Dining Room
- \* En Suite Shower Room to Bedroom One
- \* Private Enclosed Rear Garden - Not Overlooked

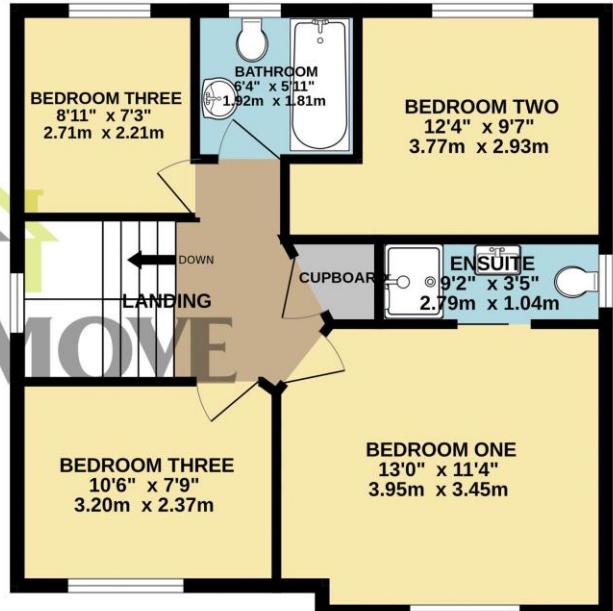
- \* Recently Modernised Interior
- \* Two Reception Rooms - Lounge & Separate Snug
- \* Ground Floor WC & First Floor Family Bathroom
- \* Double Width Driveway for Off Road Parking
- \* Freehold, Council Tax Band E & EPC Rating D



GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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