



**72 Church Road
Banks, PR9 8ET £240,000
'Subject to Contract'**

This detached, true bungalow, is conveniently situated in Banks Village, with a passing bus service proving access to the Southport Town Centre. The centrally heated and double-glazed accommodation briefly includes; entrance porch, a spacious lounge/dining room, kitchen and two bedrooms and a shower room. Established gardens surround the bungalow with off road parking , a carport and a garage.

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 Porch - 1.83m x 1.83m (6'0" x 6'0")

Upvc double glazed and leaded outer door, and matching side window. Figure glazed inner door leading to....

L-Shaped Lounge/Dining Room - 2.92m x 6.71m (9'7" extending to 21'10" x 22'0")

Upvc double glazed sliding patio door to the side garden. Fitted wall unit with display cupboards and shelving. Living flame coal effect gas fire in 'Art Stone' surround and hearth. Upvc double glazed windows to front and side.

Kitchen - 2.69m x 3.1m (8'10" x 10'2")

Single drainer,, 1 1/2 bowl stainless steel sink unit. Base units with cupboards and drawers, wall cupboards and working surfaces. Under unit lighting. Four ring ceramic hob with cooker hood above and split level double oven. Integrated fridge and freezer, space for washing machine. Upvc double glazed window.

Inner Hall

Airing cupboard with 'Intergas' central heating boiler.

Bedroom 1 - 3m x 3.91m (9'10" x 12'10")

Upvc double glazed window.

Bedroom 2 - 4.57m x 2.74m (15'0" x 9'0")

Upvc double glazed window.

Wet Room - 2.69m x 1.91m (8'10" x 6'3")

Walk-in shower enclosure with electric shower, pedestal wash hand basin, low-level WC. Tiled walls and boarded ceiling with extractor, Upvc double glazed window.

Outside

The property stands in substantial, established gardens to both the front, side and rear planned with a range of shrubs, plants and lawn. Patio area, side carport and a garage.

Council Tax

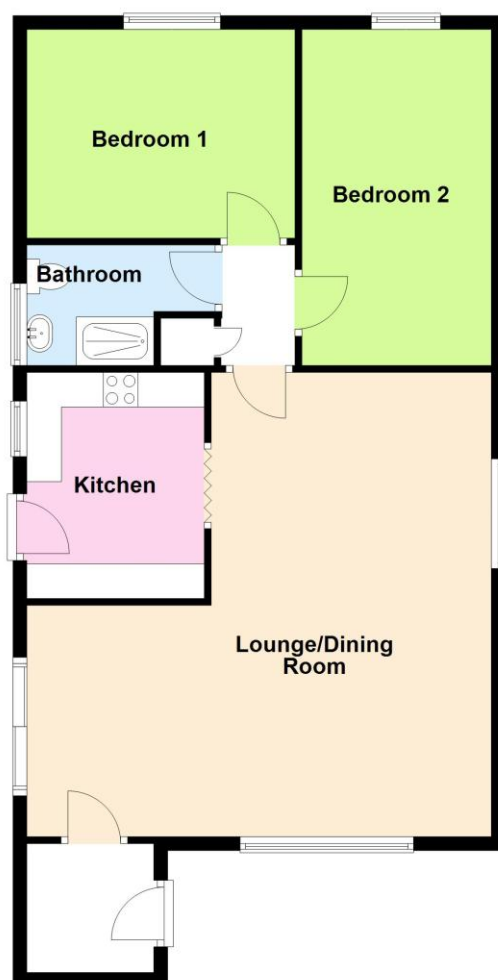
West Lancs Band D

Tenure

Freehold.



Ground Floor



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.