



FREEHOLD

House - Detached (EPC Rating: C)

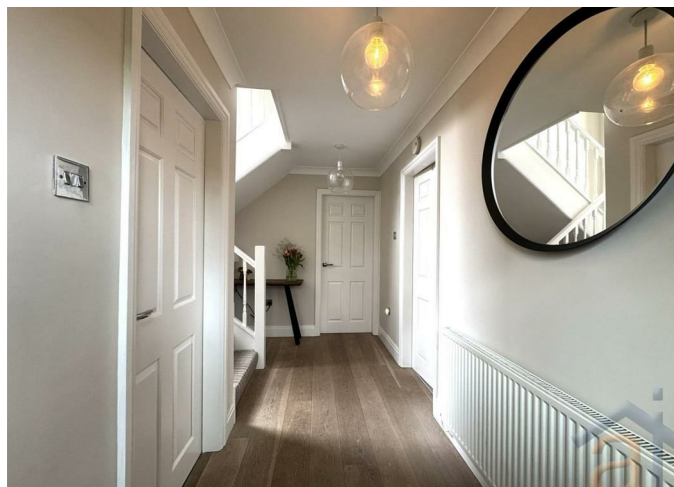
# 1 LANCASTER GATE, BANKS, SOUTHPORT, PR9 8DT

Price Guide

## £365,000

### FEATURES

- Detached Property
- Private Rear Garden
- Two Reception Rooms
- Driveway
- FOUR bedrooms
- Downstairs Shower Room
- Garage
- Cul-De-Sac



 4  2  2  C

 **anthony james**  
estate agents

# 4 Bedroom House - Detached located in Southport

## Full Description

Nestled in a quiet cul-de-sac in Banks, this immaculate four-bedroom detached property offers spacious and versatile living, perfect for a family seeking comfort and convenience.

Upon entering, you are greeted by two generous reception rooms, providing flexible spaces for both relaxation and entertaining. The ground floor further benefits from a convenient downstairs shower room, enhancing the practicality of this home. Large bi-fold doors seamlessly connect the interior to the private rear garden, creating an excellent flow for indoor-outdoor living and al fresco dining.

Upstairs, the property features four well-proportioned bedrooms, offering comfortable and private retreats. A family bathroom serves these bedrooms, completing the upper level.

Externally, the property includes a single garage and a driveway, providing ample off-road parking. The private rear garden offers a lovely outdoor space for enjoyment and relaxation.

Situated in the desirable Banks area (PR9 8DT), this home benefits from its peaceful setting while remaining accessible to local amenities and transport links. With a floor area of 1356 sq ft, this property is designed for contemporary family life.



SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS

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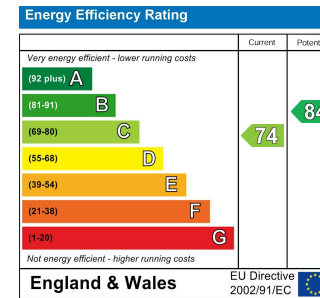
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Council Tax Band

D



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."  
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.