Maesbrook Close, Banks

SMART MOVE



Asking Price **£411,500**





01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net









This four-bedroom detached family home sits on a quiet cul-de-sac in the heart of Banks village, near Southport, and is offered for sale with no onward chain. Recently modernised throughout, it is ready to move straight into, with upgraded bathrooms and a reconfigured layout that has opened up the rear of the property to create a generous, sociable kitchen and family space featuring a modern fitted kitchen and bi-fold doors to the garden. Stylish, turnkey and thoughtfully improved inside and out, it is a home that truly warrants early viewing.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge with bay window to the front of the property, separate sitting room / snug with fitted storage cupboards which also house the property's boiler and space for a washing machine, two piece ground floor WC, large open plan kitchen and family room which spans the width of the property and has bi-folds to the rear as well as double doors to the side patio area, first floor landing with loft access point and a built in cupboard, bedroom one has fitted wardrobes and a three piece en suite shower room off, three further bedrooms and the first floor family bathroom complete the accommodation.

The property occupies a generous plot with private garden areas to the front, side and rear, allowing for scope for extension (subject to relevant permissions.) To the front is off road parking on the double width driveway, next to which is a generous lanwed garden area with planted border. The main garden is situated to the rear and boasts a mature secluded outdoor space with an extended patio, mature lawned garden and well stocked planted flower beds bordering. To the side is a generous paved sun terrace area which leads around to the rear garden and also hosts a made-to-measure detached garden store / shed, for useful storage. There is also a gate from the side patio for easy access around to the front.

To locate the property using What3Words search keywords: ///dripped.essays.messing

Anti Money Laundering Regulations (AML): Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company (Smart Search) to conduct these checks at a charge of £45 (total) per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.





* Four Bedroom Detached Family Home with NO CHAIN
* Open Plan Kitchen Family Room with Bi-Folds to Rear
* Bedroom One with Fitted Wardrobes & En Suite Shower Room
* Potential for Extension (Subject to Planning Permission)
* UPVC Double Glazing & Gas Central Heating (Combi Boiler)
* Lounge & Separate Sitting Room / Snug
* Ground Floor WC & First Floor Bathroom
* Well Presented Inside & Out
* Garden Areas to the Front, Side & Rear
* Freehold, EPC Rating C & Council Tax Band E



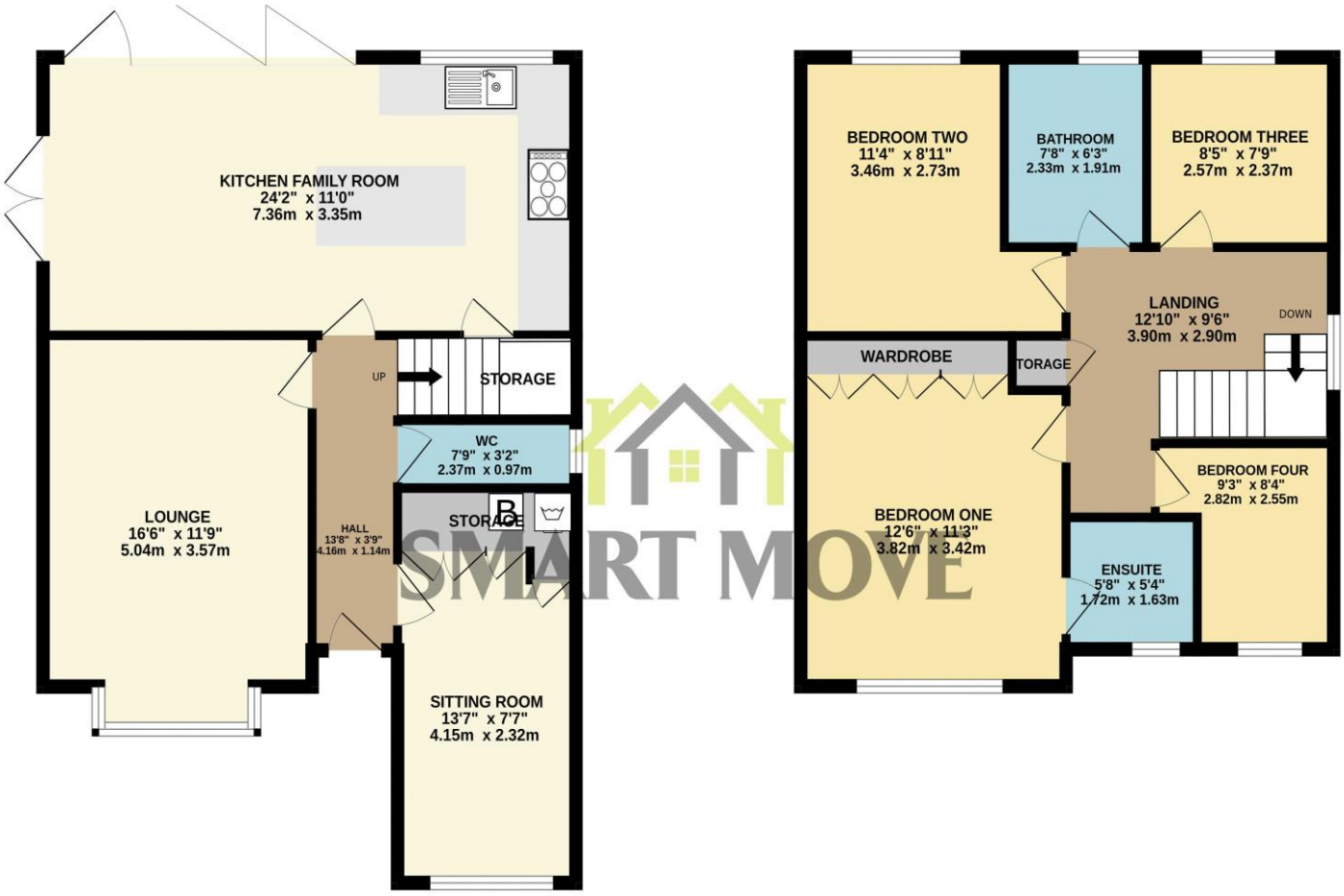






GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 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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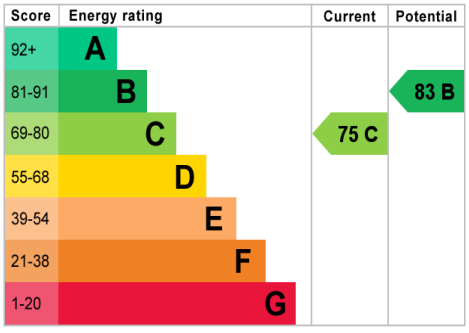

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.