
Wainwright & Edwards
FOR SALE
01772 814863

Offers In The Region Of £415,000

87 Gravel Lane, Banks, Southport, PR9 8BW

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PROPERTY SUMMARY

A rare opportunity to purchase a stunning extended detached true bungalow on substantial private plot. The spacious and well presented accommodation briefly comprises reception hall, large lounge, modern fitted kitchen with integrated appliance, granite worktops and vaulted ceiling leading to rear family room with a further lounge and dining area, utility room and conservatory. There are three double bedrooms all with built in wardrobes, master with en suite and bedroom two with wc, fully fitted wet room and loft room. Outside the property stands in a mature private plot with the front affording parking for multiple vehicles, large garage and the rear garden is a particular feature of this property mainly laid to lawn with large patio area , mature tree and shrub borders and potting shed. The property benefits from gas central heating, double glazing throughout and no onward chain.

















THREE BEDROOM DETACHED TRUE BUNGALOW

TOTAL FLOOR AREA : 3900 sq.ft. (362.4 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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LOCAL AUTHORITY

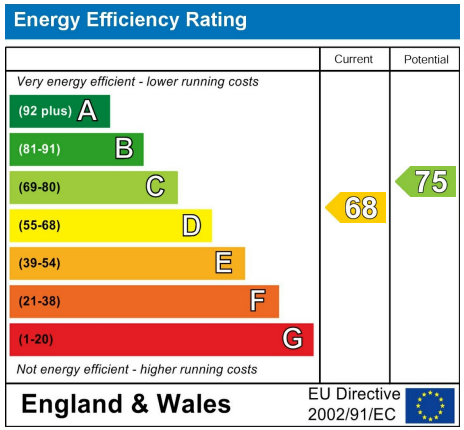
West Lancs

TENURE

Freehold

COUNCIL TAX BAND

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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.

Wainwright & Edwards

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