



**67 Fleetwood Drive
Banks, PR9 8HE £172,000
'Subject to Contract'**

This rare-to-market, true semi-detached bungalow sits proudly at the head of a quiet cul-de-sac on Fleetwood Drive, in the charming semi-rural village of Banks, known for its local shops and community feel. The property has been fully modernised, offering a ready-to-move-in blank canvas. Inside, an entrance hall leads to a spacious lounge, open-plan to a modern fitted kitchen, while an inner hall provides access to two double bedrooms and a contemporary shower room with WC. The well-established garden is generously sized and not overlooked, with ample off-road parking. Importantly, this property is part of an over-55s development, meaning at least one occupant must be 55 or over. Fleetwood Drive offers easy access to the A565, linking both Preston and Southport for commuters.

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Southport's Estate Agent

Entrance Hall

Upvc double glazed entrance door to side. Useful built in cupboard.

Lounge - 4.88m x 3.15m (16'0" x 10'4")

Upvc double glazed window. Modern living open plan access leading to....

Kitchen - 2.46m x 1.78m (8'1" x 5'10")

Upvc double glazed window overlooking front. A range of modern built-in base units include cupboards and drawers, wall cupboards and working surfaces. One wall cupboard houses the 'Worcester' combination style central heating boiler. Plumbing is available for washing machine, Electric oven with four ring ceramic hob, canopy style extractor over and partial wall tiling.

Inner Hall

Bedroom 1 - 3.91m x 2.64m (12'10" x 8'8" into recess)

Upvc double glazed window to rear.

Bedroom 2 - 2.72m x 2.69m (8'11" excluding entry door recess x 8'10" into recess)

Upvc double glazed French double doors opening to rear.

Shower Room/WC - 1.73m x 1.85m (5'8" x 6'1")

Modern three-piece white suite comprising of low-level WC, wash hand basin with mixer tap and entry level shower enclosure with glazed sliding shower door, plumbed in shower and partial wall tiling.

Outside

The property occupies an established and mature plot with driveway access to front providing off road parking for numerous vehicles. Well tended lawn and borders stocked with plants and shrubs. The rear garden is generous in size with laid to lawn, flagged patio and further established borders.

Over 55s Occupancy Requirement

Exclusive Over 55s Setting, the property forms part of a well-regarded development designed for residents aged 55 and over, fostering a peaceful, community-focused environment. Standard occupancy covenants apply.

Council Tax

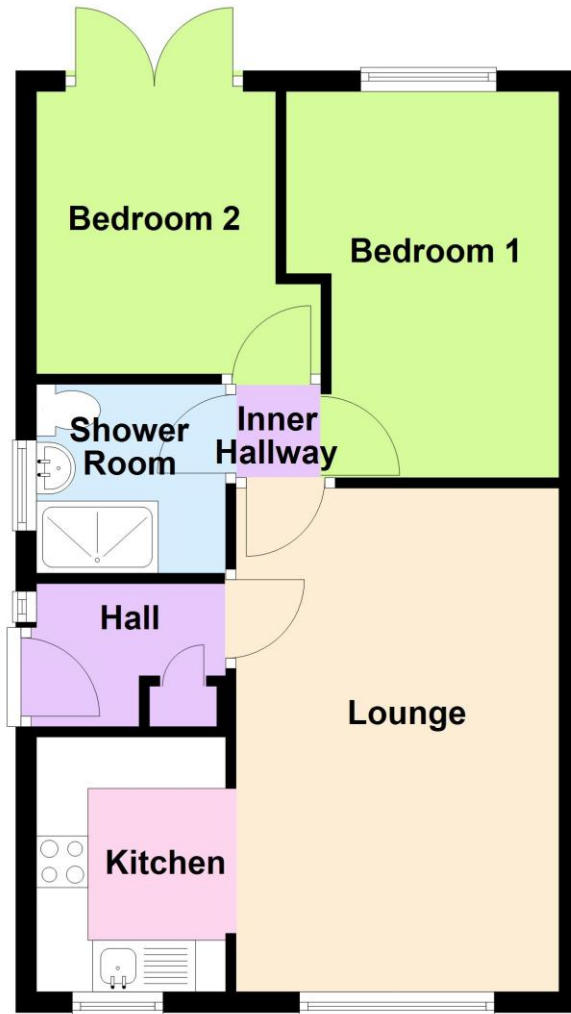
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.