



LEASEHOLD

House - Semi-Detached (EPC Rating:)

24 SANDERLING DRIVE, BANKS, SOUTHPORT, PR9 8RY

Price Guide

£270,000

FEATURES

- Three Bedroom
- Downstairs WC
- Driveway
- Good Transport Links
- Semi-Detached Property
- Private Rear Garden
- Master Bedroom with En-Suite
- Close to Local Schools



3 Bedroom House - Semi-Detached located in Southport

Full Description

A Welcoming Family Home on Sanderling Drive

Set in a popular residential neighbourhood, this lovely three-bedroom semi-detached home offers the perfect blend of comfort, space, and convenience—ideal for families, first-time buyers, or anyone looking to move up the property ladder. It's a fantastic opportunity to settle into a friendly, well-connected community.

From the moment you arrive, the property makes a great impression. The exterior is neat and well cared for, and the driveway provides plenty of parking.

Inside, the layout is practical and welcoming. The living room is generously sized, filled with natural light thanks to large windows, and offers a cosy spot to relax or entertain. Whether it's movie nights or catching up with friends, this space adapts to your lifestyle.

The open-plan kitchen and dining area is ready for your personal touch. There's room to modernise and make it your own, with integrated appliances already in place and doors that open out to a gorgeous rear garden—perfect for indoor-outdoor living.

Upstairs, you'll find three comfortable bedrooms, each with enough space for furniture and a bit of personality. The layout works well for families, giving everyone their own corner to retreat to. The bathroom is clean and functional, with neutral tones that make it easy to update to your taste.

Step outside and you'll discover one of the home's best features: a sun-soaked, south-facing garden. It's a great space for summer BBQs, gardening projects, or simply relaxing in the sunshine. There's plenty of room for kids to play or pets to roam, and the aspect means you'll enjoy light all day long.

Sanderling Drive is well placed for everyday essentials, with schools, shops, and leisure options close by. Commuting is straightforward too, thanks to easy access to major roads and public transport. The area has a great reputation for its community feel—friendly neighbours and a welcoming vibe.

All in all, this is a well-rounded home with lots to offer: three bedrooms, spacious living areas, off-road parking, and a fantastic garden. Viewings are available and highly recommended—come and see for yourself what makes this property so special.

Additional Information:

Leasehold- 999 years from 1 July 2014

Ground Rent- £152.50

Annual Service Charge- £135

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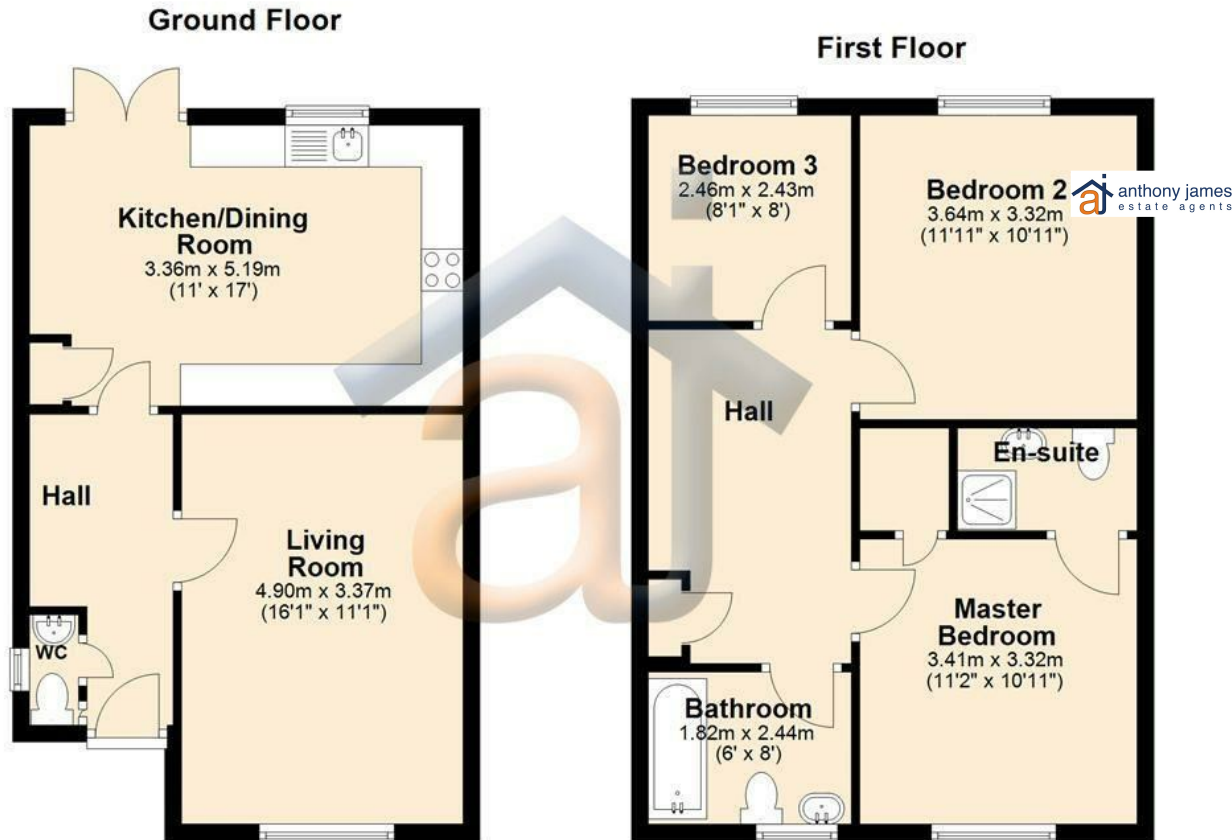
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Council Tax Band

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"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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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.