



## **86 Banks Road, Southport, PR9 8JL**

### **‘OIEO’ £340,000 Subject to Contract**

Beautifully Remodelled Detached Family Home in a Sought-After Semi-Rural Setting

Set within a desirable semi-rural location, this beautifully presented detached home has been extensively remodelled to create a stylish and exceptionally versatile family property, with superb open-plan living and an excellent connection to the contemporary rear garden.

The ground floor is a particular highlight. Oak flooring flows through much of the accommodation, leading to a spacious lounge with a feature Gazco gas fire for those cosy winter nights, integrated ceiling speakers and hot & cold air conditioning. The room opens seamlessly into an impressive dining and entertaining space, flooded with natural light from roof lights and full-width bi-folding doors which open directly onto the rear garden.

At the heart of the home is a contemporary Quartz-finished kitchen, fitted with an extensive range of integrated Neff appliances, creating a high-quality and practical space for everyday family living and entertaining.

Upstairs are three well-proportioned bedrooms, including an attractive principal bedroom overlooking the waterway to the rear, with an en-suite shower room and air conditioning, together with a stylish family shower room with mood lighting and vaulted ceiling. Outside, the property continues to impress. A block-paved driveway provides parking for up to three vehicles, together with an integral garage featuring an electrically operated remote door. To the rear is a private, well-maintained garden designed for both relaxing and entertaining, with paved seating areas, mature planted borders, an irrigation system and useful side storage.

Despite its peaceful setting, the property remains extremely well connected, with easy access to the A565 and routes towards Southport, Banks, Preston and the wider North West.

A superb opportunity for buyers looking for a turn-key detached home combining contemporary living, generous entertaining space and a semi-rural setting.

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*Southport's Estate Agent*

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## Entrance Hall

Composite entrance door with double glazed insert and Upvc double glazed side window. Oak flooring extending throughout the majority of the ground floor accommodation. Staircase to the first floor with handrail, spindles and newel post, useful understairs storage cupboard and a walk-in cloaks cupboard.

## Ground Floor WC - 1.24m x 1.75m (4'1" x 5'9")

Wash hand basin and low-level WC. Tiled floor, extractor fan, oak flooring and Upvc double glazed window.

## Lounge - 4.17m x 5.82m (13'8" x 19'1")

A spacious principal reception room featuring recessed spotlighting and integrated ceiling speakers. Oak flooring. Feature 'Gazco' inset, log-effect, remote controlled gas fire. Hot and cold air conditioning unit. Open-plan access to....

## Dining Room - 3.66m x 5.69m (12'0" x 18'8")

An impressive dining area enjoying full-length bi-folding doors opening onto the rear garden, complemented by double glazed roof lights, recessed spotlighting and oak flooring.

## Kitchen - 4.27m x 2.79m (14'0" x 9'2")

Beautifully appointed with a Upvc double glazed window overlooking the front garden and fitted with an inset 1 1/2 bowl stainless steel sink unit incorporating a mixer tap with pull-out spray attachment. 'Quartz' working surfaces with matching splashbacks and integrated drainer. Five-ring ceramic hob with cooker hood above, split-level 'Neff' oven, microwave and warming drawer, integrated tall fridge and freezer, dishwasher and washing machine housed behind matching cupboard doors. Corner carousel storage units, kick-space lighting, recessed spotlighting and oak flooring.

## First Floor Landing

### Bedroom 1 - 4.19m x 3.76m (13'9" x 12'4")

A generous principal bedroom overlooking the rear garden via a Upvc double glazed window and benefiting from a hot and cold air conditioning unit.

### En Suite Shower Room - 1.52m x 1.93m (5'0" x 6'4")

Modern white suite comprising wash hand basin, low-level WC and shower enclosure with thermostatic rainfall and handheld shower fittings. Fully tiled walls and floor, chrome heated towel rail/radiator, close-boarded ceiling with recessed spotlighting, extractor fan and Upvc double glazed window.

### Bedroom 2 - 4.32m x 3.2m (14'2" x 10'6")

Upvc double glazed window.

### Bedroom 3 - 4.29m x 2.51m (14'1" x 8'3")

Upvc double glazed window.

## Shower Room - 2.49m x 1.88m (8'2" x 6'2")

Stylishly appointed with a white suite incorporating a vanity wash hand basin with drawers beneath, low-level WC and large level-entry shower enclosure with thermostatic rainfall shower. Fully tiled walls and floor, tall wall-mounted radiator, vaulted ceiling with mood lighting, rain-sensor 'Velux' roof window and extractor fan.

## Outside

Block paved frontage providing off-road parking for up to three vehicles and incorporating an electric vehicle charging point. Electric remote up-and-over door access leading to the part integral garage, measuring 17'0" x 9'3" and housing the 'Worcester' gas central heating boiler. An attractive enclosed rear garden enjoying a paved patio, lawn and well-stocked flower borders with a variety of mature plants and shrubs. Irrigation system installed together with hot and cold external water tap. Useful full-length storage shed running along the side elevation.

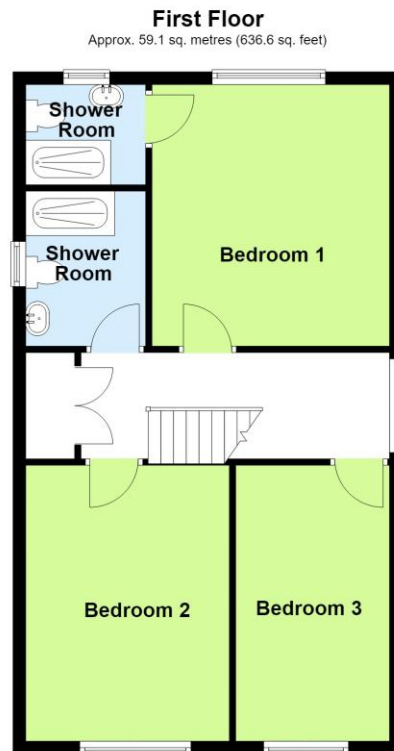
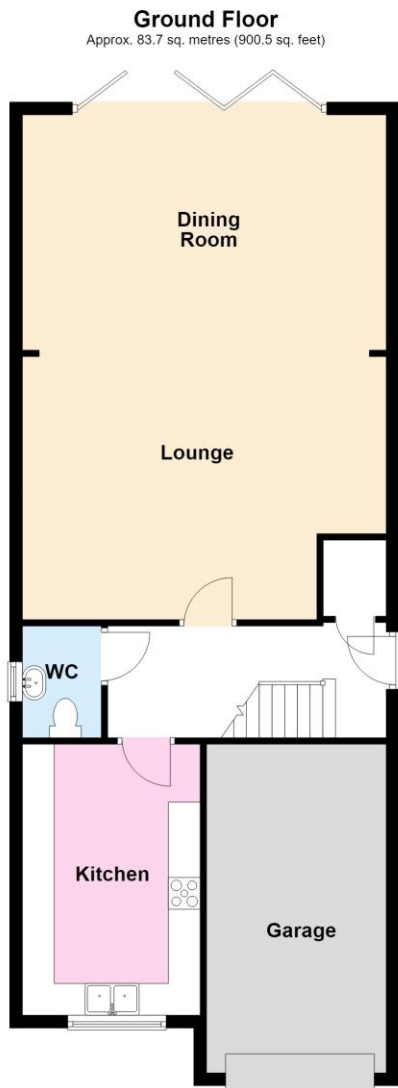
## Council Tax

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

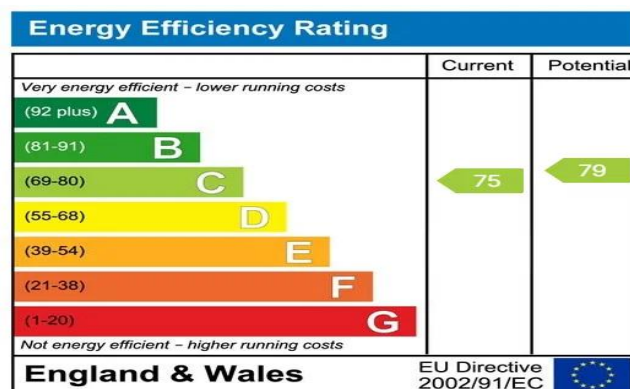
## Tenure

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.





Total area: approx. 142.8 sq. metres (1537.1 sq. feet)



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