



**‘Birch Tree House’ Caunce Avenue  
Banks, PR9 8BQ £220,000  
‘Subject to Contract’**

One of only two modern dormer style detached houses ideally located for the rural village of Banks including a number of local shops and convenient commuter link access on the A565. Well presented throughout, the living accommodation provides two reception rooms and modern breakfast kitchen including ground floor Wc. To the first floor there are two double bedrooms and a modern bathroom/Wc. The gardens have been arranged for ease of maintenance with ramped wheelchair access and off-road parking for numerous vehicles to front.

## Entrance Hall

Composite style entrance door to entrance hall with Upvc double glazed side screen. Stairs lead to first floor with handrail, spindles and newel post. Useful access to under stairs storage cupboard housing electrical consumer unit and hanging space. Woodgrain laminate style flooring and door leads to....

## WC - 1.7m x 0.99m (5'7" x 3'3")

Opaque Upvc double glazed window, low level Wc and vanity wash hand basin with mixer tap and cupboards below. Midway wall tiling and extractor.

## Lounge/Diner - 6.53m x 3.35m (21'5" x 11'0" overall measurements)

Upvc double glazed window to front, Upvc double glazed double doors with easy fit blinds leading to enclosed garden at the rear. Woodgrain laminate style flooring and wall mounted electric fire.

## Snug/Bedroom 3 - 3.18m x 3.33m (10'5" x 10'11")

Upvc double glazed window to front, bedroom would double as useful home office/ snug or 3rd bedroom if needed. Woodgrain laminate style flooring.

## Breakfast Kitchen - 3.15m x 4.22m (10'4" x 13'10")

Composite style door leads to enclosed rear porch and Upvc double glazed window overlooks garden. Kitchen arranged in a modern and attractive style with an number of cream gloss base units including cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Wall mounted 'Ideal' combination style central heated boiler system inset to built in cupboard. Appliances include electric double oven, four ring gas hob with stainless steel splashback and funnel style extractor hood over. There is also plumbing available for washing machine and space for free standing fridge freezer.

## First Floor Landing

Cupboard provides useful storage access to under eaves.

## Bedroom 1 - 3.33m x 3.94m (10'11" x 12'11" overall measurements including areas of reduced head height)

Velux double glazed skylight to roof pitch. Upvc double glazed window to front. Extensive fitted wardrobes with cupboards and drawers, bedside cabinets, kneehole dressing table with further drawers to one wall.

## Bedroom 2 - 3.33m x 3.99m (10'11" into door recess x 13'1" including areas of reduced head height)

Velux double glazed skylight to roof pitch, Upvc double glazed window to front.

## Bathroom/ Wc - 1.7m x 1.96m (5'7" x 6'5")

Velux skylight to roof pitch. Three-piece modern white suite with low level Wc, vanity wash hand basin with mixer tap and cupboards below. Panelled bath with mixer tap, glazed shower screen and plumbed in shower. Partial wall tiling with chrome heated towel rail, recessed spotlighting, tiled flooring and extractor.

## Outside

Attractive and modern style gardens arranged for ease of maintenance to both front and rear. Crushed slate borders with plants and shrubs and lose stone 2 car driveway to side of property leads to enclosed garden at the rear. The rear southwest facing garden with mature fruit trees comprises of flagged patio with astro turfed lawn, arranged for ease of maintenance with added benefit of double external power points and water tap. There is also access to a useful timber storage shed.

## Council Tax

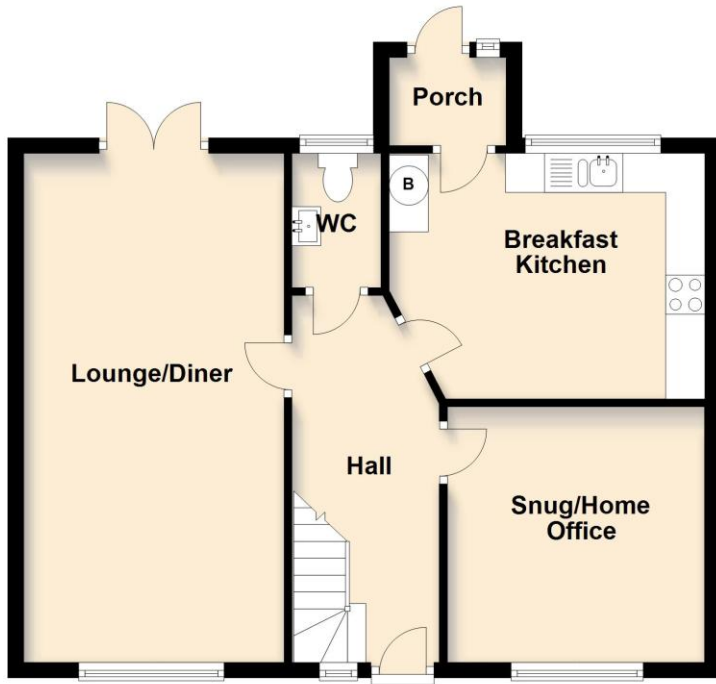
West Lancs Band D.

## Tenure

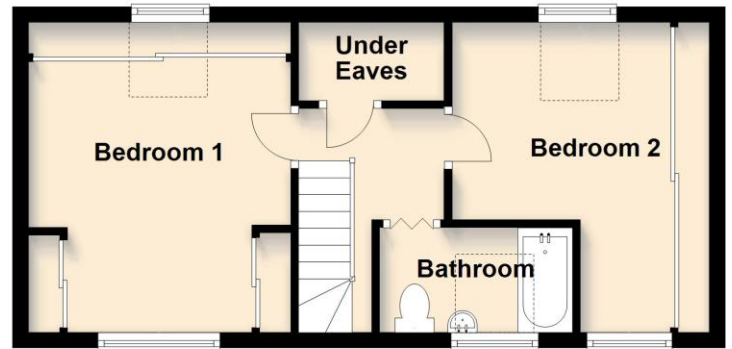
Freehold.



### Ground Floor



### First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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