



Chapel Lane, Banks, Southport PR9 8EY

Located in the West Lancashire village of Banks and offered for sale with no onward chain, this semi detached house with good size, south east facing rear garden would benefit from a programme of modernisation, though offers excellent potential.

The gas centrally heated accommodation is arranged over two floors and briefly comprises: Porch, Hall, Living Room, Kitchen, Wet Room and WC to the ground floor with two Bedrooms to the first floor.

Outside, a paved driveway provides off road parking to the front with timber gates allowing access down the side of the house to a paved courtyard and Garage/Workshop with door to the south east facing, extensively lawned, rear garden.

Chapel Lane is a continuation of Church Road, well placed for accessing the heart of Banks village.



Price: £160,000 Subject to Contract

Ground Floor:

Porch

Hall

Living Room - 5.99m overall x 4.55m overall (19'8" x 14'11")

Kitchen - 2.77m x 2.69m (9'1" x 8'10")

Wet Room - 2.77m x 1.57m (9'1" x 5'2")

First Floor:

Landing

Bedroom 1 - 4.55m into wardrobes x 3.66m (14'11" x 12'0")

Bedroom 2 - 3.73m x 2.24m (12'3" x 7'4")

Outside:

A paved driveway provides off road parking to the front with timber gates allowing access down the side of the house to a paved courtyard and Garage/Workshop with door to the south east facing, extensively lawned, rear garden.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Tenure:

Freehold

NB:

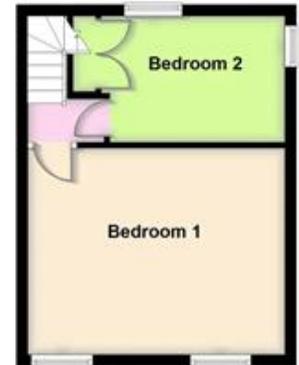
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Ground Floor
Approx. 42.9 sq. metres (461.8 sq. feet)



First Floor
Approx. 27.2 sq. metres (292.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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