



Chapel Lane, Banks, Southport PR9 0DW

A rare opportunity has arisen to purchase this beautifully presented cottage style semi detached house that has been thoughtfully extended and sympathetically modernised providing a stylish fusion of past and present.

Key features include Welsh slate roofs to both the main house and the garden store, high specification electronics, solid oak joinery including internal doors, skirting, staircase and flooring, vaulted ceilings and box sash double glazed windows with bespoke blinds.

The well planned accommodation briefly comprises: Entrance Vestibule, Lounge, Kitchen, Living Room, Dining Room, Utility, Shower Room and Store Room to the ground floor. The first floor provides three Bedrooms and Bathroom with a Loft Room accessed via a fixed ladder style staircase from the Landing.

Outside, a gravel laid driveway, accessed via electronic gates, provides two car off road parking whilst the rear garden is arranged with synthetic lawn for ease of maintenance. A detached outbuilding is arranged as a home office. Chapel Lane is a continuation of Church Road, well placed for accessing the heart of Banks village.



Price: £290,000 Subject to Contract

Ground Floor:

Entrance Vestibule

Lounge 15' 2" x 12' 11" (4.62m x 3.94m)

Kitchen 15' 5" x 15' 2" (4.7m x 4.62m)

Living Room 13' 6" x 13' 1" (4.11m x 3.99m)

Dining Room 16' 8" x 7' 2" (5.08m x 2.18m)

Utility 12' 10" overall x 7' 2" max (3.91m x 2.18m)

Shower room

Store room 12' 4" x 7' 2" (3.76m x 2.18m)

First Floor:

Landing

Bedroom 1 17' x 16' 3" overall (5.18m x 4.95m)

Bedroom 2 15' 2" x 11' 9" overall (4.62m x 3.58m)

Bedroom 3 9' 3" x 7' 2" (2.82m x 2.18m)

Bathroom 14' 11" overall x 6' 1" max (4.55m x 1.85m)

Outside:

A gravel laid driveway, accessed via remotely operated gates, provides two car off road parking whilst the rear garden is arranged with synthetic lawn for ease of maintenance. A detached outbuilding provides excellent storage and could be utilised as a home gym or office.

Council Tax:

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

Tenure:

Freehold

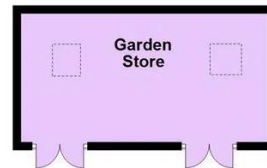
NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor
Approx. 108.4 sq. metres (1166.4 sq. feet)



First Floor
Approx. 68.2 sq. metres (733.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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