



20 Aston Manor
Abington Drive, Banks, PR9 8GX £115,000
'Subject to Contract'

This attractive first-floor purpose-built apartment forms part of a highly regarded Redrow farmhouse-style development, ideally situated within the popular village of Banks. Beautifully presented throughout, the accommodation offers a stylish open-plan lounge and dining area flowing seamlessly into a modern fitted kitchen, alongside two well-proportioned double bedrooms and a contemporary bathroom/WC. Externally, the property benefits from an allocated parking space and enjoys access to well-maintained, attractively screened communal gardens to the front, side and rear. Perfectly positioned for convenience, the development provides easy access to the A565 for commuting, as well as a range of local amenities within Banks Village, making it an ideal choice for both first-time buyers and those looking to downsize.

Communal Entrance

Stairs lead to all floors.

First Floor

Inner Porch

With outer entrance door, woodgrain laminate style flooring and inner door leading to...

Entrance Hall

With entry phone handset, built in store/cloaks cupboard to one wall.

Living Room/ Kitchen Diner - 6.43m x 3.61m (21'1" x 11'10")

Upvc double glazed windows to front and side, partial laminate style flooring, open plan access leading to kitchen with dining area including a range of built in base units, cupboards, drawers, wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include electric oven with four ring gas hob, stainless steel splashback and funnel style extractor hood above. Wall cupboard housing 'Ideal' central heated boiler system. There is also space for an integral fridge freezer. Plumbing and recess is available for washing machine.

Bedroom 1 - 4.14m x 2.79m (13'7" into recess x 9'2")

Upvc double glazed window, double bedroom.

Bedroom 2 - 3.48m x 1.96m (11'5" x 6'5")

Upvc double glazed window, double bedroom.

Bathroom/ WC - 1.85m x 2.74m (6'1" x 9'0")

Three-piece modern white suite comprising low level WC, pedestal wash hand basin with mixer tap and twin grip panelled bath with glazed shower screen, mixer tap and 'Triton' electric shower unit. Woodgrain laminate style flooring, part wall tiling and extractor.

Outside

Car parking for one vehicles, communal gardens well established to the rear of the development.

Maintenance

We understand the day to day running of the development is supervised by BRPA LTD and we understand the current service charge is in the region of £118 per calendar month, to include building insurance.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. 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 Leasehold for the residue term of 999 years from 1st January 2002. This information is provided in good faith and should be verified by the purchaser's solicitor.

Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

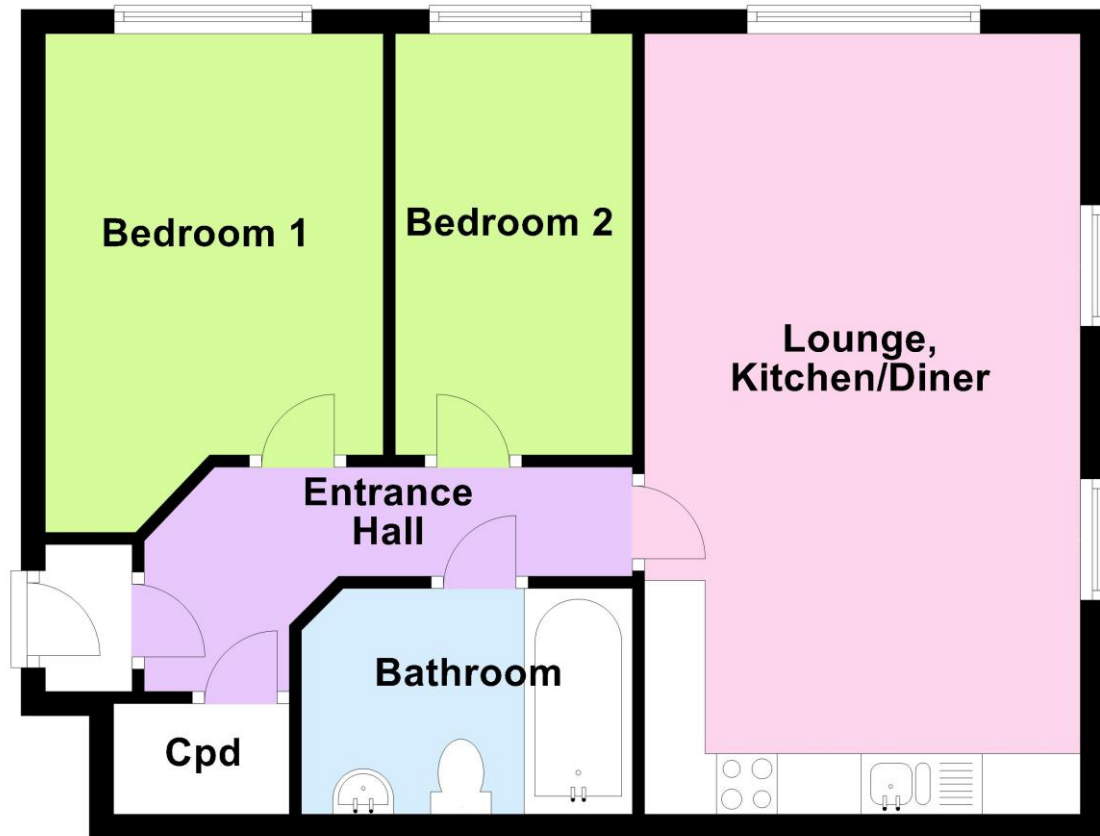
Note

Some of the property photos displayed may have been digitally enhanced or generated using artificial intelligence (AI) for illustrative purposes. These images are intended to provide a visual representation of the property and as a guideline of renovation possibilities and may not reflect its current or exact condition. Actual property features, finishes, and layout should be verified through an accompanied viewing or official documentation. No guarantees are made regarding the accuracy or completeness of AI-generated imagery.

Directions - Proceeding out of Southport on the Preston New Road to the Plough Roundabout take the main road out of Southport towards Preston and turn left into Guinea Hall Lane at the Roundabout with the Petrol Station, proceed straight on and turn right at the second mini roundabout into Aveling Drive and right again into Abington Drive. Proceed along Abington Drive and the development is located at the end.



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	81
(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	



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.