



Scarisbrick Close, Banks, PR9 8SN

- Detached House
- Four Bedrooms
- Sought After Location

- Garage
- Two Ensuites
- Off Road Parking

An early viewing is highly recommended of this immaculately presented, detached family house, with bi-folding doors from the Kitchen/Dining Room giving access to the good size rear garden.

Occupying a cul de sac position and arranged across two floors, the gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, fitted Kitchen/Dining Room, Utility and Cloaks/WC to the ground floor. Bedroom 1 has fitted wardrobes and an En-Suite Shower Room, Bedrooms 2 and 3 share an Jack & Jill En-Suite Shower Room, with Bedroom 4 and a Family Bathroom completing the first floor.

Outside, a tarmacadam driveway provides off road parking to front and leads to the Garage. The enclosed rear garden is arranged with paved patio leading to shaped lawn and raised composite deck.

**Price: £340,000 Subject to Contract**  
Viewing: Strictly with the Agents (01704) 500 008



## Ground Floor:

### Hall

**Living Room** - 5.49m x 3.33m (18'0" into bay x 10'11")

**Kitchen/ Dining Room** - 6.58m x 3.35m (21'7" x 11'0")

**Utility Room** - 1.75m x 1.35m (5'9" x 4'5")

**WC** - 1.47m x 1.35m (4'10" x 4'5")

**Garage** - 5.05m x 2.57m (16'7" x 8'5")

## First Floor:

### Landing

**Bedroom 1** - 5.36m x 3.33m (17'7" into bay x 10'11")

**Ensuite** - 1.96m x 1.8m (6'5" x 5'11")

**Bedroom 2** - 3.61m x 3.56m (11'10" plus door recess x 11'8" max)

**Jack and Jill Ensuite** - 2.44m x 1.3m (8'0" x 4'3")

**Bedroom 3** - 3.43m x 3m (11'3" x 9'10") **Bedroom 4** - 3.48m x 2.26m (11'5" x 7'5")

### Store

**Bathroom** - 2.41m x 2.13m (7'11" max x 7'0")

### Outside:

A tarmacadam driveway provides off road parking to front and leads to the Garage. The enclosed rear garden is arranged with paved patio leading to shaped lawn and raised composite deck.

### Council Tax:

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

### Tenure:

Freehold

### 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>

### NB:

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

