



Scarisbrick Close, Banks, PR9 8SN

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|---|---|
|  Detached House |  Garage |
|  Four Bedrooms |  Two Ensuites |
|  Sought After Location |  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")

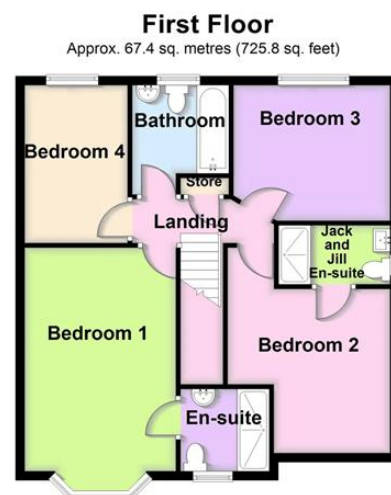
Bedroom 2 - 3.61m x 3.56m (11'10" plus door recess x 11'8" max)

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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (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 | |