



Guinea Hall Mews, Banks, Southport PR9 8RF

Positioned within a select, modern courtyard development by Redrow Homes, this mews house with private garden and garage is offered for sale with no onward chain and an early viewing is highly recommended.

Installed with gas central heating and double glazed throughout, the well presented accommodation briefly comprises: Hall, Cloaks/WC, Living Room, Dining Kitchen with integrated appliances, and Utility Room to the ground floor with three Bedrooms, (one with En-Suite Shower Room) and main Bathroom to the first.

Outside, there is a private garden, arranged with shaped lawn and patio, to the rear and a single garage with parking space in front.

Guinea Hall Mews forms part of the Redrow development off Guinea Hall Lane, well placed for accessing the amenities of Banks village.



Price: £210,000 Subject to Contract

Ground Floor:

Hall

Living Room - 3.58m x 3.35m (11'9" x 11'0")

Kitchen/ Dining Room - 5.49m x 3.99m (18'0" x 13'1" max)

Utility - 2.64m x 1.55m (8'8" x 5'1")

WC

First Floor:

Landing

Bedroom 1 - 3.63m x 3.2m (11'11" x 10'6" max)

En-suite - 2.54m x 0.97m (8'4" x 3'2")

Bedroom 2 - 3.3m x 2.54m (10'10" x 8'4")

Bedroom 3 - 2.87m x 2.34m (9'5" x 7'8")

Bathroom - 1.83m x 1.75m (6'0" x 5'9")

Outside:

There is a private garden, arranged with shaped lawn and patio, to the rear and a single garage with parking space in front.

Council Tax:

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

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. 42.1 sq. metres (452.9 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.