

**Aveling Drive,
Banks**


SMART MOVE



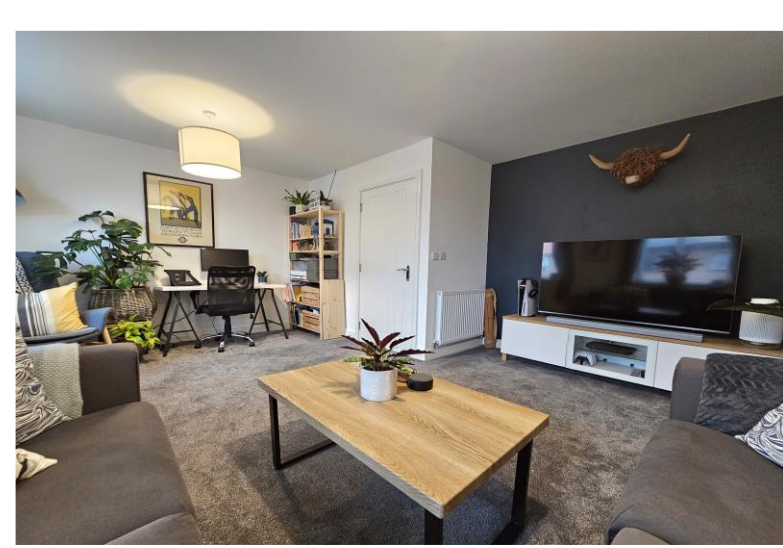
Asking Price **Offers Over £250,000**



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For those seeking a home that you can move straight into and simply unpack, then this three storey semi detached home built only in 2022 is the one for you. Built by Seddon Homes and located on their popular Hawtree Grove development, there are now no more of this house type available to buy, making this a scarce commodity and well worth your time to go see first hand. Each room is deceptively spacious and flexible in its use, as there are living rooms to the ground and first floors, and bedrooms to the first and second floors, making it suitable for several buyers lifestyle needs.

The internal layout of the property in brief includes: entrance hallway with staircase to the first floor and a built in storage cupboard beneath, ground floor WC, open plan kitchen and dining area with double doors leading out to the rear garden and the integral garage completes the ground floor. To the first floor is a central landing with stairs to both the ground and second floors, lounge, bedroom one with en suite shower room off and to the second floor are bedrooms two and three, as well as a three piece family bathroom. NB: There is access to the loft from the third bedroom, which has been partly boarded for storage.

Off road parking is available in front of the property on a double width driveway, in addition to the integral single garage. Access around to the rear of the property is down the right-hand side, where there is gated access in to the rear garden. The rear garden enjoys a southerly direction and boasts a paved patio area, mature lawn, raised decked seating area and a timber garden shed with raised flower bed next to it.

About the Local Area: Banks is a large coastal village in Lancashire. It lies south of the Ribble estuary and four miles (6 km) north-east of Southport. The village is administered by West Lancashire Borough Council, and by North Meols parish council for parochial matters. It is in the South Ribble parliamentary constituency. Banks is the largest of the villages in the parish of North Meols on the West Lancashire coastal plain. To help locate the property, follow this link to What3Words: <https://w3w.co/recorders.product.ranks>



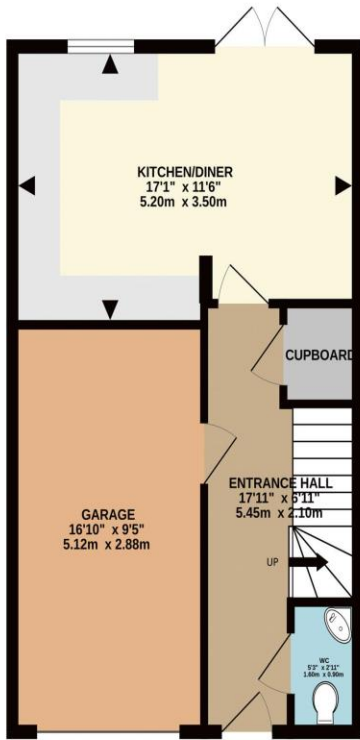
- * Three Storey Modern Semi Detached Home
- * Small Cul-de-Sac Location
- * Well Proportioned & Flexible Accommodation
- * First Floor Lounge & Master Bedroom with En Suite
- * Double Width Driveway, Single Garage & Landscaped Rear Garden



- * Built in 2022 with Remainder of 10 Year NHBC Guarantee inc.
- * Built by Seddon Home - No More of this House Type Available
- * Ground Floor Kitchen Diner, Integral Garage with Utility Area & WC
- * Two Bedrooms & Bathroom to Second Floor
- * Freehold, EPC Rating B & Council Tax Band D



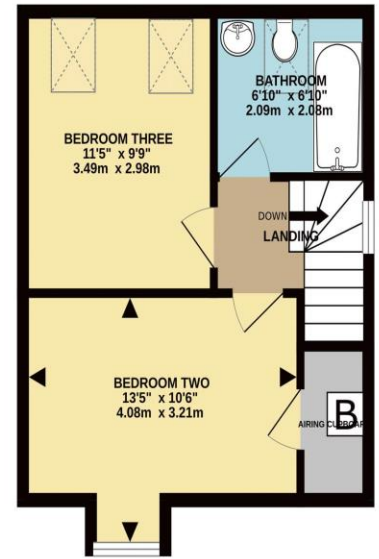
GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



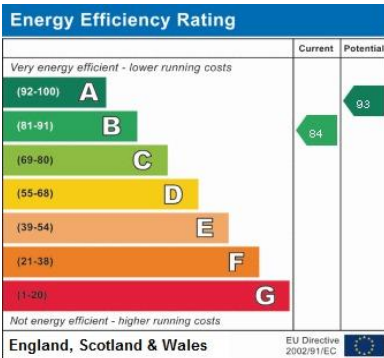
2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1319 sq.ft. (122.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
Aveling Drive, Banks

rightmove



PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.