

**Fleetwood Drive,
Banks**


SMART MOVE



Asking Price **£190,000**



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Internal inspections are highly recommended for this deceptively spacious semi detached home, as not only has it been extended to the ground floor, but the rear garden is also one of the larger on the road, making a simple drive-by in now way doing justice to all that it has to offer. Contact Smart Move to enquire further and book your individual tour.

The internal layout of the property spans around 1,148 sq ft and in brief includes: entrance hall, ground floor WC, spacious lounge which spans the full width of the property, separate dining room which has double doors leading to the rear garden, separate fitted kitchen, which also has an external rear access door, inner hallway with stairs to the first floor, first floor landing, three bedrooms and the four piece first floor bathroom completes the accommodation.

The plot the property occupies is deceptively spacious and totals around 0.11 acres, with the majority being to the rear, where there is a large private garden. To the front of the property there is also a further lawned garden, as well as off road parking on the driveway for around 3 vehicles, off which is gated access to the rear garden, as well as access to the detached single garage for additional parking or useful storage. The rear garden boasts a paved patio area, beyond which is the main rear garden space with lawn, bark chipped areas, a glass greenhouse and a large central feature tree.

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.



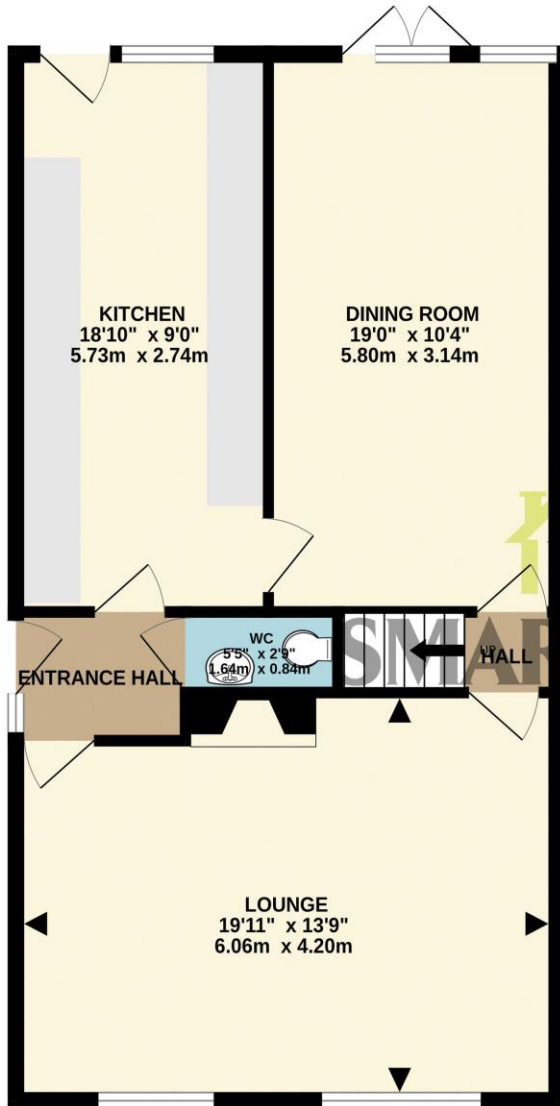


- * Three Bedroom Semi Detached House
- * Ground Floor Extension to the Rear
- * Lounge, Dining Room & Separate Kitchen
- * Four Piece First Floor Bathroom
- * Deceptively Spacious Rear Garden

- * Generous Plot of Around 0.11 Acres
- * Approx. 1,148 sq ft of Accommodation (Excluding the Garage)
- * Ground Floor WC
- * Driveway & Detached Single Garage
- * Freehold, UPVC DG, GCH, Council Tax - C & EPC - D



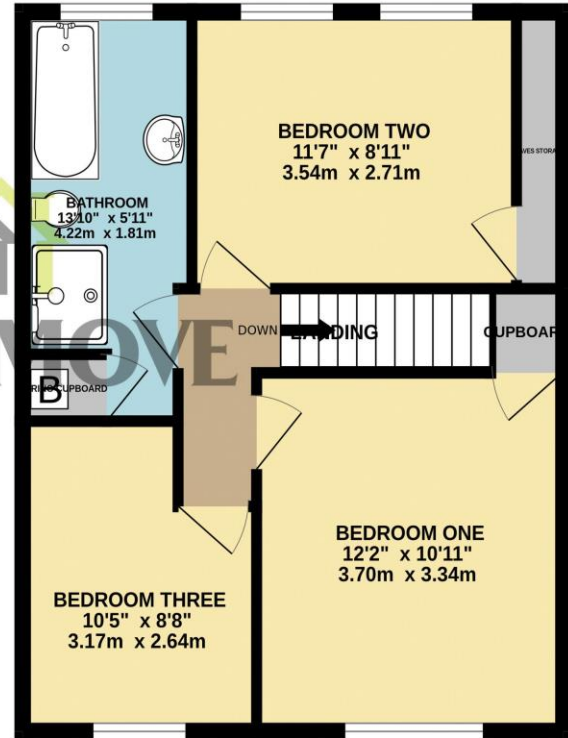
GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	86	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Fleetwood Drive, Banks

1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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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.