

**Station Road,
Banks**


SMART MOVE



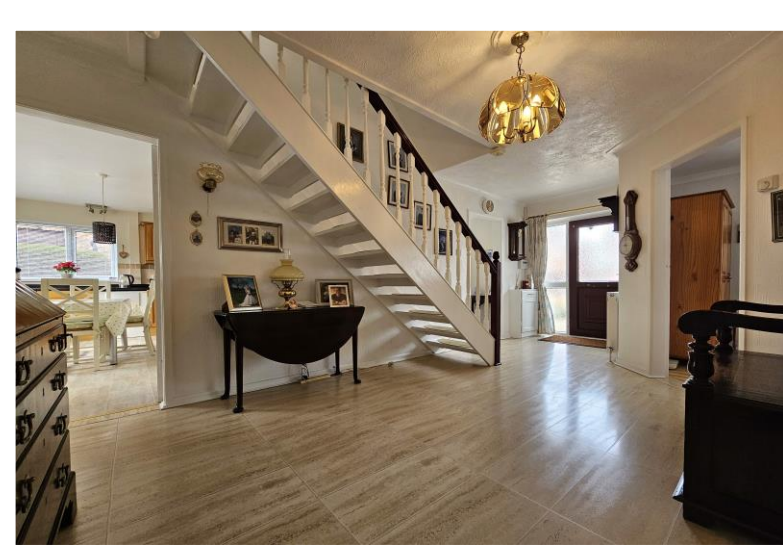
Asking Price **£385,000**



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This deceptively spacious detached bungalow is quite singular in its design, as it is quite different to others on the road and also boasts a generous plot of around 0.2 acres, allowing for an amazing rear garden which is bigger than average, yet not unmanageably big, making viewing highly recommended. This property has been home to the same family for decades, showing just what a great place it is to live, but it is now ready for the next lucky owners to take over. Viewing is by appointment via Smart Move, so enquire now and book your tour, before the opportunity passes you by.

The accommodation spans around 1,605 sq ft (including the garage) and in brief includes: spacious entrance hallway with stairs to the first floor and a useful store room / pantry, lounge with bay window looking out to the front of the property, dining room with sliding patio doors leading to the conservatory, which in turn has double doors to the rear garden, separate kitchen diner, rear porch, three piece shower room, bedrooms two and three to the ground floor and to the first floor is bedroom one and the four piece family bathroom.

The property sits on a plot of around 0.2 acres, with the majority of the land being to the rear. To the front there is a low maintenance landscaped garden area with stone and gravelled areas and mature trees and shrubs bordering. Off road parking is also afforded to the front on the driveway, which then had double gates to the right-hand side of the property for further parking. There is also a detached single garage located to the rear, for further parking or simply to use for storage. The rear garden is a wonderful outdoor space, which includes a paved patio area, raised planted flower beds, large expanse of established lawn and several feature trees darted around the perimeter.

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.



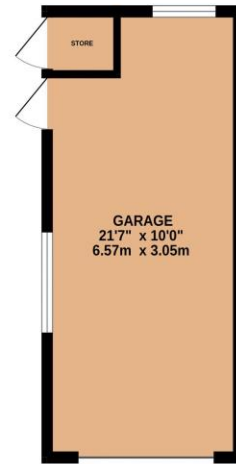
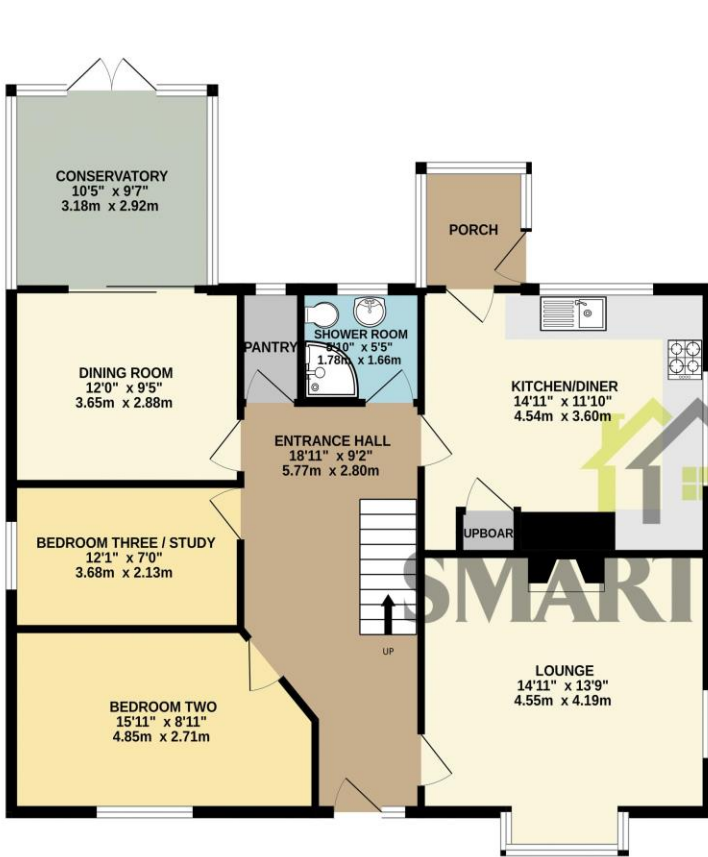
- * **Detached Three Bedroom Bungalow**
- * **Two Ground Floor Bedrooms & One First Floor**
- * **Lounge, Dining Room, Conservatory & Kitchen Diner**
- * **Mature South Facing Rear Garden**
- * **Freehold, Majority UPVC Double Glazing & GCH**

- * **Generous Plot of Around 0.2 Acres**
- * **Ground Floor Shower Room & First Floor Bathroom**
- * **Driveway plus Detached Garage for Off Road Parking**
- * **Viewing Highly Recommended**
- * **Council Tax Band D & EPC Rating to Follow**

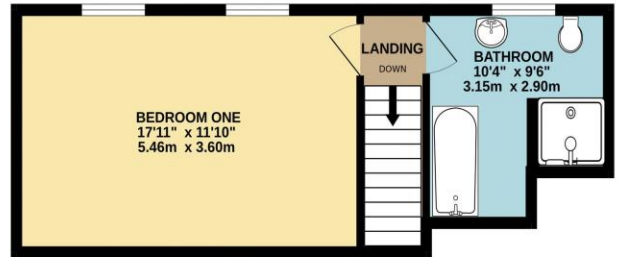


DETACHED GARAGE
236 sq.ft. (20.1 sq.m.) approx.

GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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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SMART MOVE

PRS Property Redress Scheme

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



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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.