



34 Bonds Lane, Banks, Southport, PR9 8HG
Offers Over £210,000
Subject to Contract

An early internal inspection is recommended to appreciate the tastefully decorated and well appointed accommodation offered by this semi detached true bungalow. Installed with both gas central heating and Upvc double glazing the accommodation briefly includes; entrance hall, lounge with sitting area and French doors to the rear garden, breakfast kitchen with a range of built in appliances, there are two double bedrooms and a shower room. The gardens are an undoubted feature there is off road parking to the front, a delightful rear garden with decked and paved patios, lawn, borders. The bungalow is situated in a established and residential location in the centre of Banks Village with local facilities to be found at Churchtown Village, Southport Town Centre and Tarleton.

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Southport's Estate Agent

Entrance Hall

Composite outer door with double glazed and leaded insert. Woodgrain laminate flooring, access to the loft.

Lounge - 4.11m x 3.48m (13'6" extending to 18'3" overall x 11'5")

Built in cupboard to one recess, living flame, log effect, gas 'stove' fire. Sitting area with double glazed patio doors and side screens leading to the rear deck and garden.

Breakfast Kitchen - 4.65m x 2.01m (15'3" x 6'7")

Single drainer stainless steel sink unit with mixer tap. A range of base units with cupboards and drawers, wall cupboards, working surfaces incorporating a breakfast bar. 'Zanussi' four ring ceramic hob, cooker hood above, 'Zanussi' electric oven below. Integrated fridge and freezer. Cupboard housing 'Vaillant' gas central heating boiler. Plumbing for washing machine. Upvc double glazed side window and Upvc double French doors leading to the rear garden

Bedroom 1 - 3.61m x 3.25m (11'10" extending to 13'10" into bay x 10'8")

Upvc double glazed window, built in wardrobes.

Bedroom 2 - 2.82m x 2.24m (9'3" x 7'4")

Upvc double glazed window.

Shower Room - 1.96m x 1.73m (6'5" x 5'8")

Walk in shower enclosure with 'Mira' electric shower, vanity wash hand basin with cupboards below, low level WC. Chrome towel rail/ radiator, marble effect wall boarding. Close boarded ceiling with recessed spotlighting, Upvc double glazed window.

Outside

The delightful gardens are an undoubted feature, the rear garden having a decked patio, further paved patio, raised pebbled display garden, lawn, edged flower beds with a variety of shrubs. External tap. Two useful sheds with power supply. Parking at the front for a number of vehicles.

Council Tax

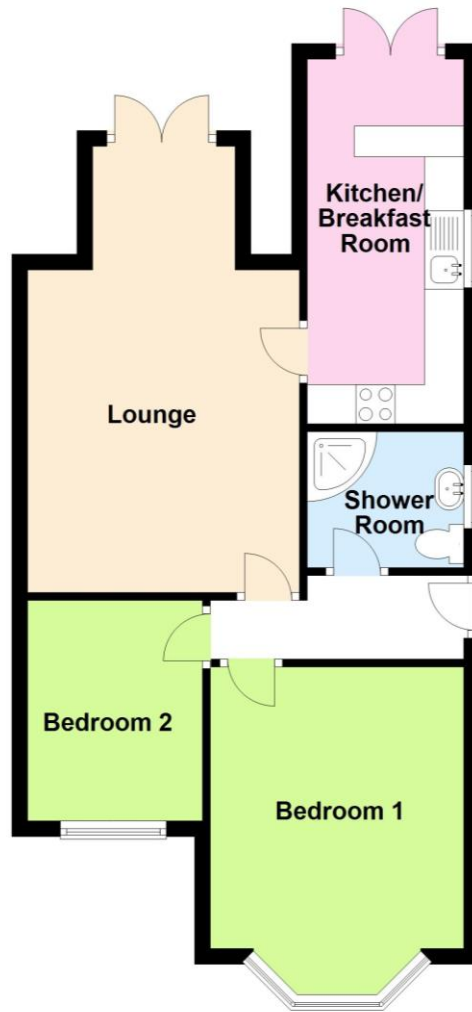
West Lancs band B.

Tenure

Freehold.



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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