



**29 Fleetwood Crescent
Banks, PR9 8HF £245,000
'Subject to Contract'**

Early internal inspection is highly recommended of this particularly well presented, modern detached family house occupying a generous plot in the West Lancashire Village of Banks. The gas centrally heated and double-glazed accommodation is arranged over two floors, briefly comprising Entrance Hall, Living Room leading to Dining Area and separate Kitchen. There is also access to an additional reception room, formally the garage providing extra entertaining space. To the first floor there are three double Bedrooms, and Bathroom with WC. Outside, the property stands in beautifully maintained landscaped gardens, the front having shaped lawn and mature borders with paved driveway providing off road parking. The rear garden is a particular feature, also being well established, with stocked borders, and access to separate garage. Fleetwood Crescent is located off Church Road where there are local shops and public transport facilities.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Upvc double glazed entrance door with opaque Upvc double glazed side insert leading to entrance hall including stairs to first floor with handrail. Doorway with sliding space saving door leading to dining room (formally a garage) and separate glazed inner door with side screen leading to lounge.

Through Lounge - 7.62m x 3.45m (25'0" x 11'4")

Upvc double glazed window overlooks garden to front of property, coal effect electric fire with wooden surround and glazed display niches and drawers to mantle piece. Archway leads to dining area with double glazed sliding patio doors lead to rear garden. Inner door leads to...

Dining Room - 2.72m x 3.45m (8'11" x 11'4")

Double glazed sliding patio doors lead to rear garden. Inner door leads to...

Kitchen - 2.69m x 3.33m (8'10" x 10'11")

Upvc double glazed window overlooks rear of property with further Upvc double glazed door to side. A range of built in base units include cupboards and drawers with wall cupboards, glazed china cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Appliances include 'Hoover' electric oven with eye level microwave, four ring gas hob with tiled splash back and concealed extractor hood above. Plumbing is available for washing machine and there is part wall tiling and tile effect vinyl covered flooring. Panelled ceiling with recessed spotlighting and serving hatch to dining room, built in cupboard to under stairs.

Dining Room - 4.88m x 2.31m (16'0" x 7'7" overall measurements)

Formally the garage now converted to a reception/ dining room including built in wall cupboard housing wall mounted 'Worcester' combination style central heated boiler system. Serving hatch to kitchen.

First Floor Landing

Built in linen cupboard, centrally heated. Loft access.

Bedroom 1 - 3.99m x 3.4m (13'1" x 11'2" to rear of wardrobes)

Upvc double glazed window, with fitted wardrobe, flyover storage cupboards, bedside drawers and corner glazed display niches over. Separate built-in cupboard to one wall.

Bedroom 2 - 3.99m x 2.44m (13'1" x 8'0" to rear of wardrobes)

Upvc double glazed window, fitted wardrobe with knee hole dressing table and drawers, flyover storage cupboards, glazed display niches over bedside cabinet and drawers.

Bedroom 3 - 3.43m x 2.69m (11'3" x 8'10" into recess)

Upvc double glazed window overlooking rear of property.

Bathroom/WC - 2.69m x 3.35m (8'10" into recess overall measurements x 11'0")

Two opaque Upvc double glazed windows, three-piece suite comprising low level WC, vanity wash hand basin with mixer tap and corner panelled bath with mixer tap and 'Triton' electric shower unit. Part wall tiling, ladder style chrome heated towel rail.

Outside

The property occupies the head of an established much sought after cul-de-sac being well set back from the road and enjoying generous gardens to front with borders stocked with plants and shrubs. Off road parking is available for numerous vehicles via hard surface driveway with secure timber double gates providing side access to a garage at the rear. Garage is accessed via up and over door with the rear garden being private, well tended and screened via conifers. Garden includes lawn, loose stone borders, decked terrace and well stocked with a variety of plants, shrubs and trees.

Council Tax

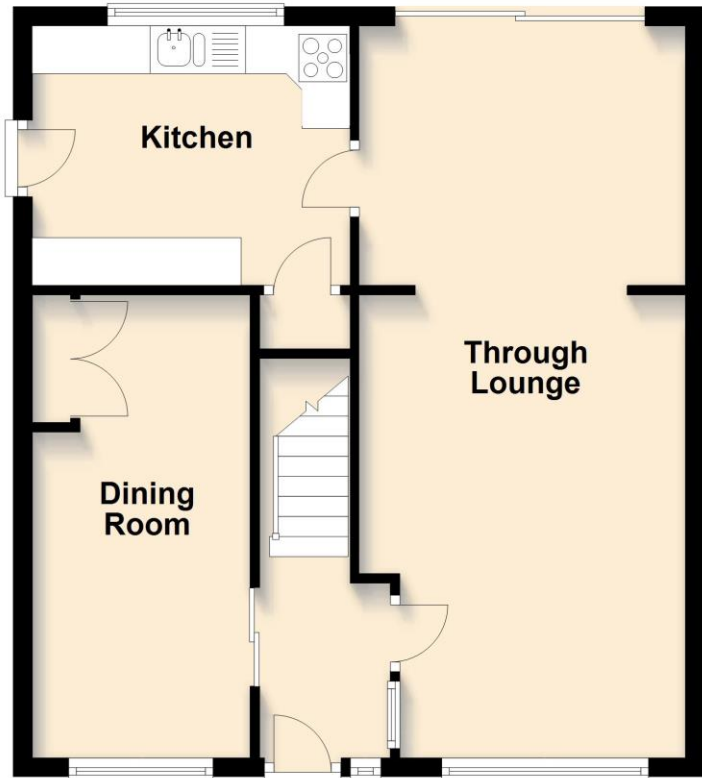
West Lancs band C.

Tenure

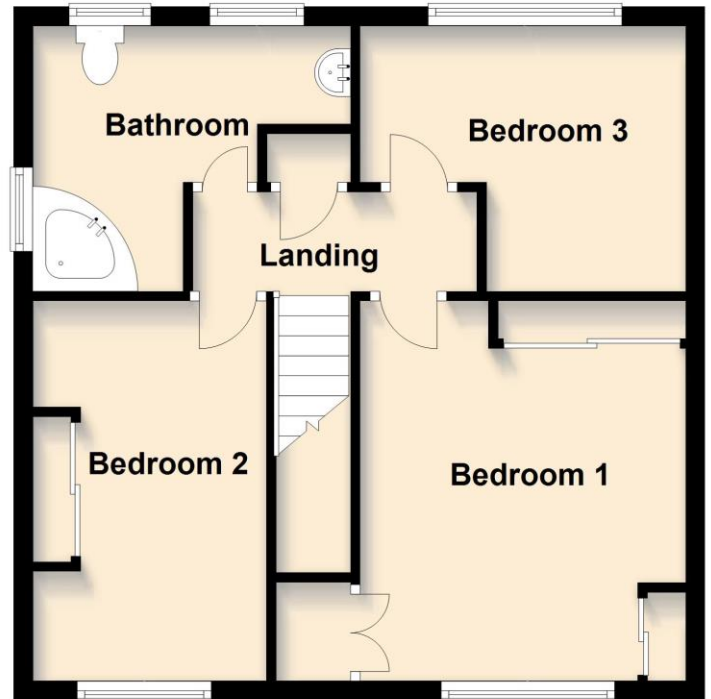
Freehold.



Ground Floor



First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.