



-  Detached Family Home
-  Four Double Bedrooms – One En-Suite
-  Fitted Kitchen/Dining Room

-  Garage & Parking
-  Secluded Cul De Sac Position
-  Inspection Recommended

**Price: £375,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







This immaculately presented, detached family house occupies a particularly pleasant cul de sac location within the development shared with only one other house, and offers an attractive outlook over adjacent trees to front.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, Cloakroom/WC, Living Room and fitted Kitchen/Dining Room to the ground floor with Bedroom 1 and En-Suite Shower Room, three further double Bedrooms and family Bathroom to the first floor.

Outside, a tarmac driveway provides off road parking to front and leads to the Garage. The enclosed rear garden is laid to lawn with gated access to front.

Located on the site of the former stately home, Greaves Hall, Hawtree Grove is a development of modern houses within the village of Banks.





## Ground Floor:

Hall

Cloakroom/WC

Living Room - 4.47m x 3.38m (14'8" x 11'1")

Kitchen-Dining Room - 9.04m x 2.97m (29'8" x 9'9")

## First Floor:

Landing

Bedroom 1 - 3.61m x 3.1m plus wardrobes (11'10" x 10'2")

En-Suite Shower Room

Bedroom 2 - 3.1m x 2.97m (10'2" x 9'9")

Bedroom 3 - 3.38m x 2.74m (11'1" x 9'0")

Bedroom 4 - 3.05m x 2.79m (10'0" x 9'2")

Bathroom - 2.08m x 1.96m (6'10" x 6'5")

**Outside:** A tarmac driveway provides off road parking to front and leads to the Garage measuring 5.49m (18') x 2.80m (9'2"). The enclosed rear garden is laid to lawn with paved patio area and gated access to front.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E

**Tenure:** Freehold

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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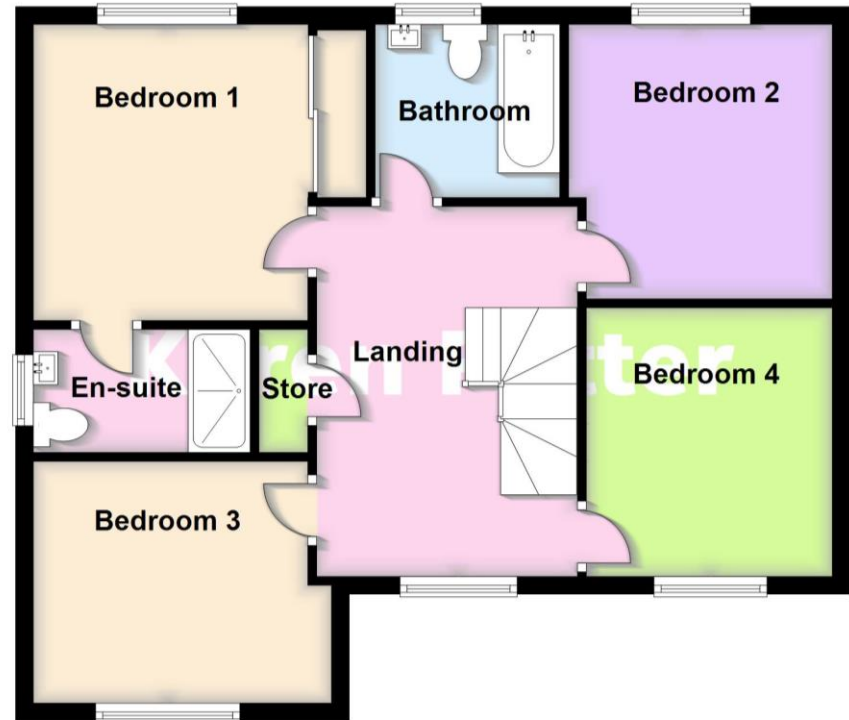




**Ground Floor**  
Approx. 70.1 sq. metres (754.0 sq. feet)



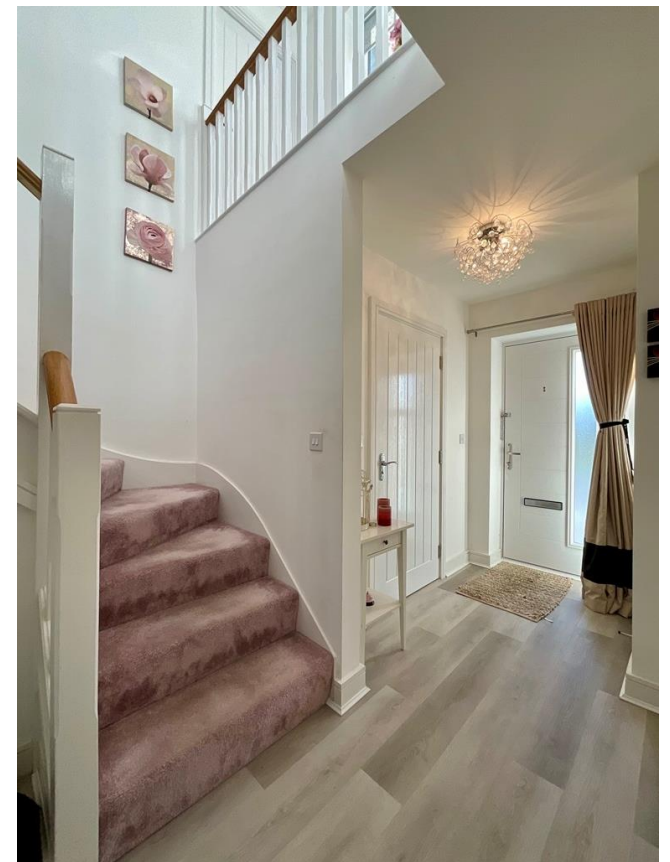
**First Floor**  
Approx. 61.3 sq. metres (659.7 sq. feet)



Total area: approx. 131.3 sq. metres (1413.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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