



-  **Detached Family Home**
-  **Three Bedrooms**
-  **Three Reception Rooms**

-  **Extensive South Facing Rear Garden**
-  **Garage & Hardstanding**
-  **Excellent Potential**

Price: £295,000 Subject to Contract

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





Offered for sale with no onward chain, this well planned, detached house with extensive south facing rear garden has remained within the ownership of one family from its construction at the turn of the 20th century and must be viewed to appreciate the potential on offer.

Installed with gas central heating and double glazing, the well proportioned accommodation briefly comprises: Hall, Living Room, Lounge, Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

Outside, the property stands in lawned gardens with driveway giving access to hardstanding and oversize garage (in need of repair). The rear garden is a particular feature being a good size and south facing. A brick built outbuilding houses the boiler, separate WC, and is plumbed for sink and washing machine.

The property stands on Ralphs Wifes Lane in the centre of Banks village handy for local shops, with the amenities of Churchtown and Southport a short drive away.



Hall

Living Room - 4.62m into bay x 3.58m (15'2" x 11'9")

Lounge - 6.15m into bay x 3.28m (20'2" x 10'9")

Dining Room - 2.87m x 2.31m (9'5" x 7'7")

Kitchen - 2.79m x 2.54m (9'2" x 8'4")

Rear Porch

First Floor:

Landing

Bedroom 1 - 4.09m x 3.58m (13'5" x 11'9")

Bedroom 2 - 3.28m x 3.23m (10'9" x 10'7")

Bedroom 3 - 2.34m x 2.31m (7'8" x 7'7")

Bathroom - 4.09m x 3.58m (13'5" x 11'9")



Outside: The property stands in lawned gardens with driveway giving access to hardstanding and oversize garage (in need of repair). The rear garden is a particular feature being a good size and south facing. A brick built outbuilding houses the boiler and is plumbed for sink and washing machine.

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

Tenure: The vendor has supplied written confirmation that the tenure is Freehold.

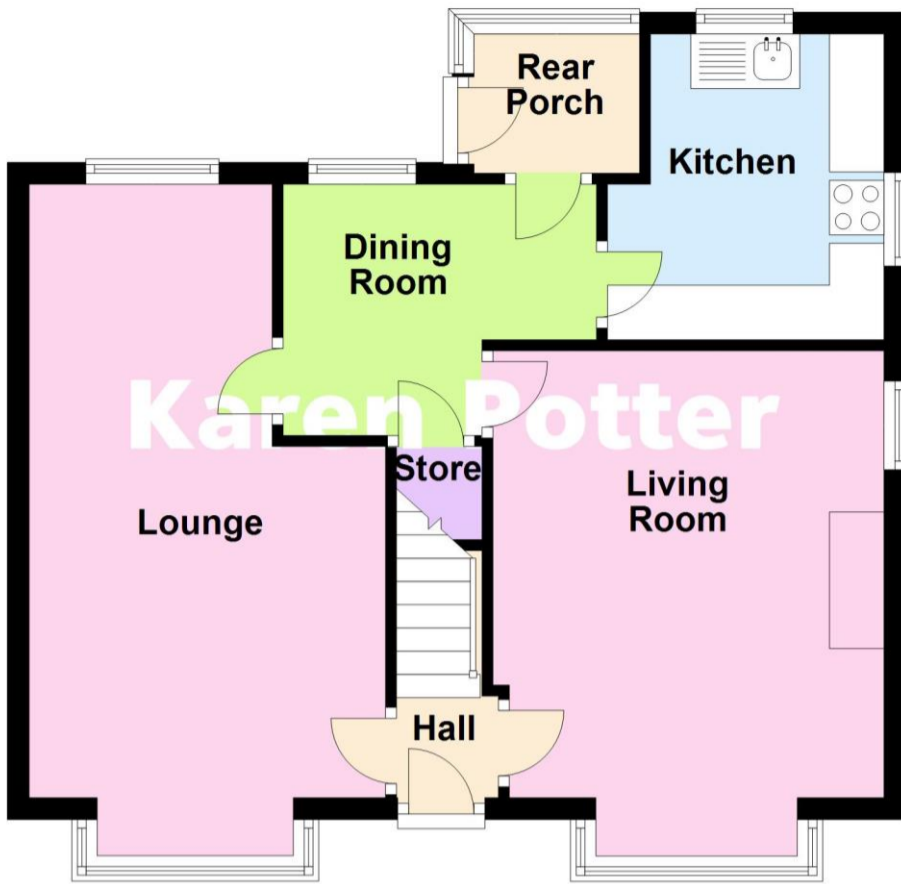
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 50.3 sq. metres (541.0 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 94.4 sq. metres (1015.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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