



-  Detached Family Home
-  Four Double Bedrooms
-  En-Suite Shower Room

-  Fitted Dining Kitchen
-  Garage & Parking
-  Cul De Sac Position

**Price: Offers over £300,000**

Subject to Contract

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





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this very well presented, modern detached family house which occupies a charming location, within a cul-de-sac and forming part of the popular Redrow constructed "Coppice" Development.

The property offers well proportioned and attractively planned accommodation which is installed with gas central heating and upvc double glazing, briefly comprising Hall, front Living Room, rear Kitchen/Dining Room, Utility Room and fitted Cloakroom/WC to the ground floor with four double Bedrooms (the principal with En-Suite Shower Room) and main Bathroom to the first floor.

Outside there are lawned gardens to the front and rear of the property, the front incorporating a driveway leading to the Garage.

Sanderling Drive is accessed via Guinea Hall Lane. The shops and amenities of Banks village are readily accessible.



## Ground Floor:

### Hall

**Living Room** - 4.65m x 3.38m (15'3" x 11'1")

**Kitchen-Dining Room** - 5.33m x 3.25m (17'6" x 10'8")

**Utility Room** - 2.18m x 2.13m (7'2" x 7'0")

### Cloakroom/WC

## First Floor:

### Landing

**Bedroom 1** - 4.19m x 3.38m (13'9" x 11'1")

**En-Suite Shower Room** - 1.93m x 1.52m (6'4" x 5'0")

**Bedroom 2** - 3.81m x 2.9m overall (12'6" x 9'6")

**Bedroom 3** - 4.09m x 2.18m overall (13'5" x 7'2")

**Bedroom 4** - 3.71m x 2.59m (12'2" x 8'6")

**Bathroom** - 2.24m x 1.75m (7'4" x 5'9")



**Outside:** A tarmac driveway provides off road parking for a number of cars and leads to the brick built garage with power and light connected. The rear garden provides paved patio area leading to shaped lawn with raised timber deck.

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

**Tenure:** Freehold

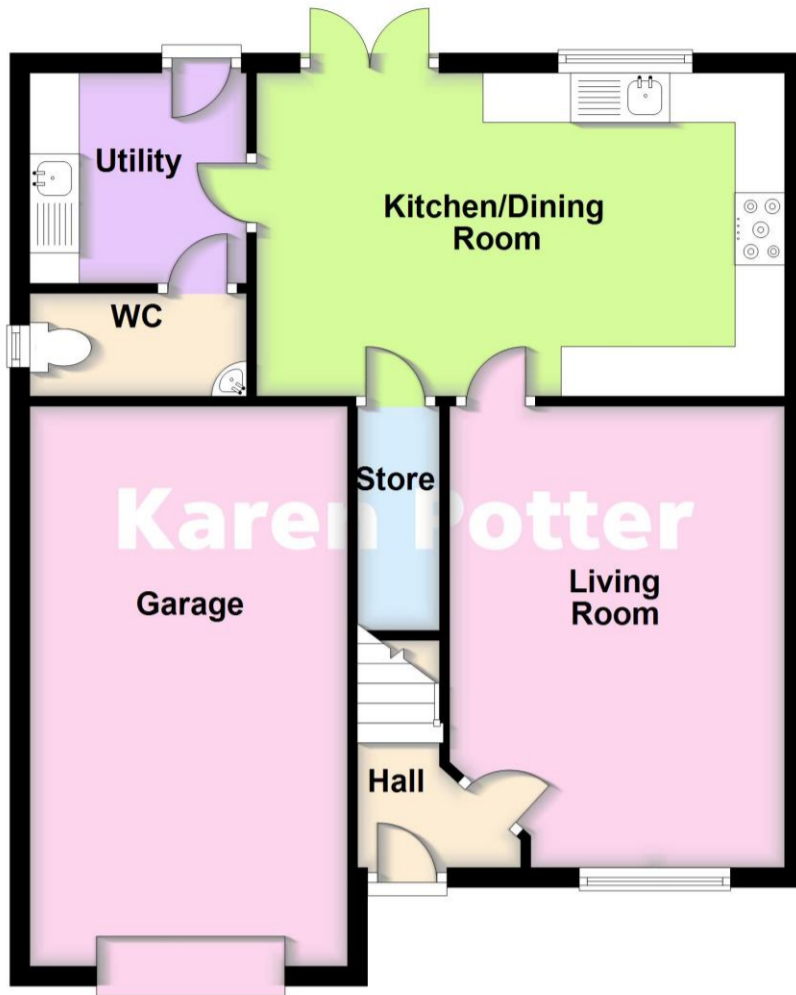
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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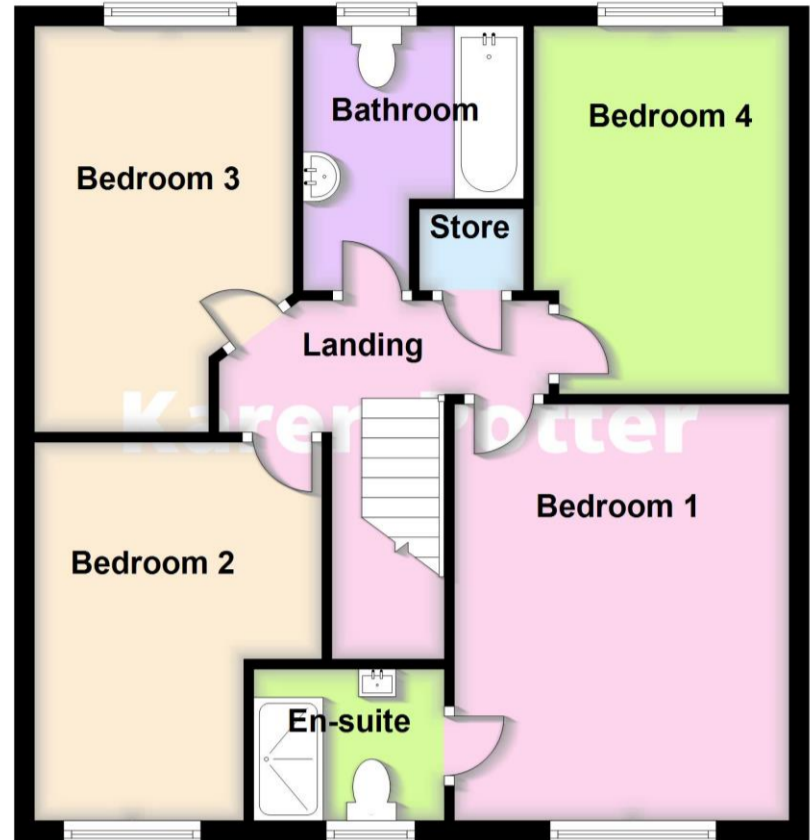
### Ground Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



### First Floor

Approx. 61.0 sq. metres (656.7 sq. feet)



Total area: approx. 125.2 sq. metres (1347.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	83	
(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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