



-  Semi Detached Bungalow
-  Two Bedrooms
-  Cul De Sac Position

-  Parking
-  In Need Of Modernisation
-  No Chain

Price: £160,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well proportioned, semi-detached bungalow which would benefit from a programme of modernisation.

The gas centrally heated accommodation briefly comprises entrance Hall, Living Room, Kitchen, two Bedrooms (the principal with fitted wardrobes), Bathroom and Garden Room (accessed through Bedroom 2).

Outside, the rear garden is paved for ease of maintenance. The front incorporates a driveway for multiple cars and leads to a detached garage with power and light.

Fleetwood Drive is a cul de sac leading off Church Road in the centre of Banks where there are public transport facilities leading to Churchtown Village and Southport town centre.



Hall

Living Room - 4.96m x 3.12m (16'3" x 10'2")

Kitchen - 2.46m x 1.82m (8'0" x 5'11")

Bedroom 1 - 3.66m x 2.65m (12'0" x 8'8")

Bedroom 2 - 2.54m x 2.29m (8'4" x 7'6")

Garden Room - 4.41m x 2.73m (14'5" x 8'11")

Bathroom - 1.89m x 1.82m (6'2" x 5'11")

Outside - Outside, the rear garden is paved for ease of maintenance. The front incorporates a driveway for multiple cars and leads to a detached garage with power and light. Fleetwood Drive is a cul de sac leading off Church Road in the centre of Banks where there are public transport facilities leading to Churchtown Village and Southport town centre.

Tenure - Freehold

Council Tax - Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

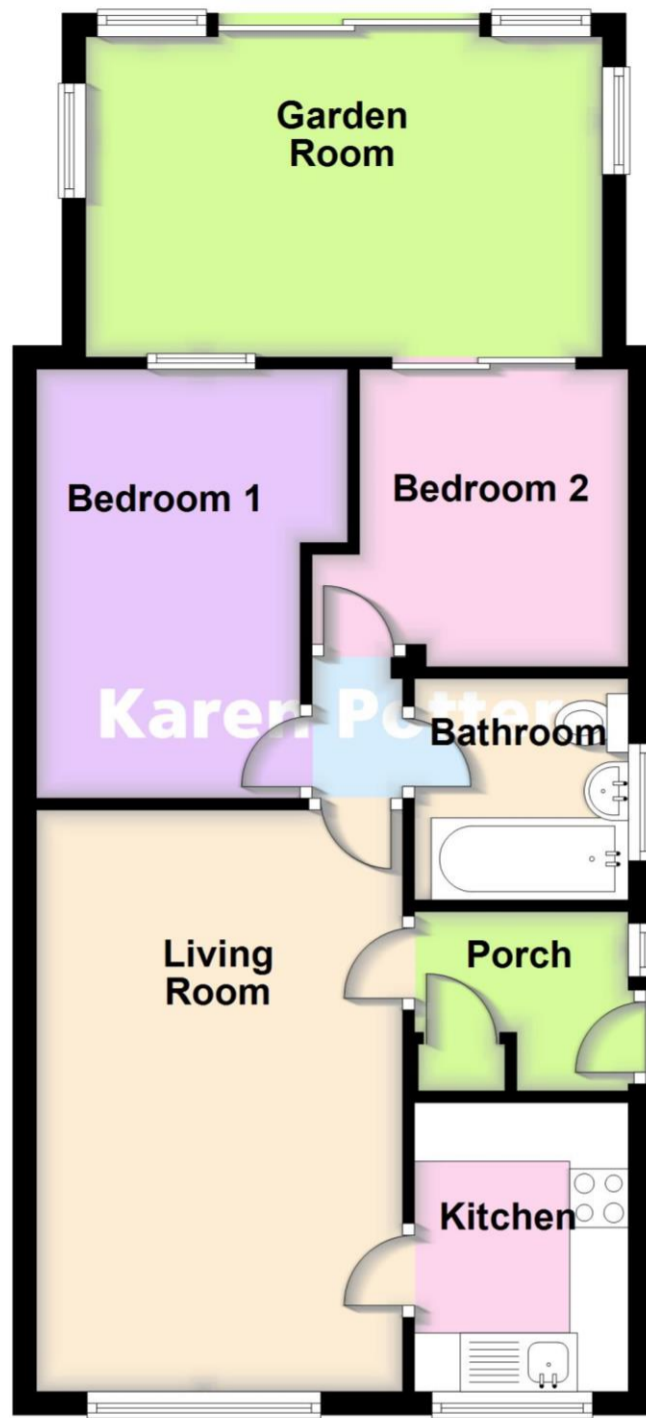
NB - We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 56.5 sq. metres (608.3 sq. feet)



Total area: approx. 56.5 sq. metres (608.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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