



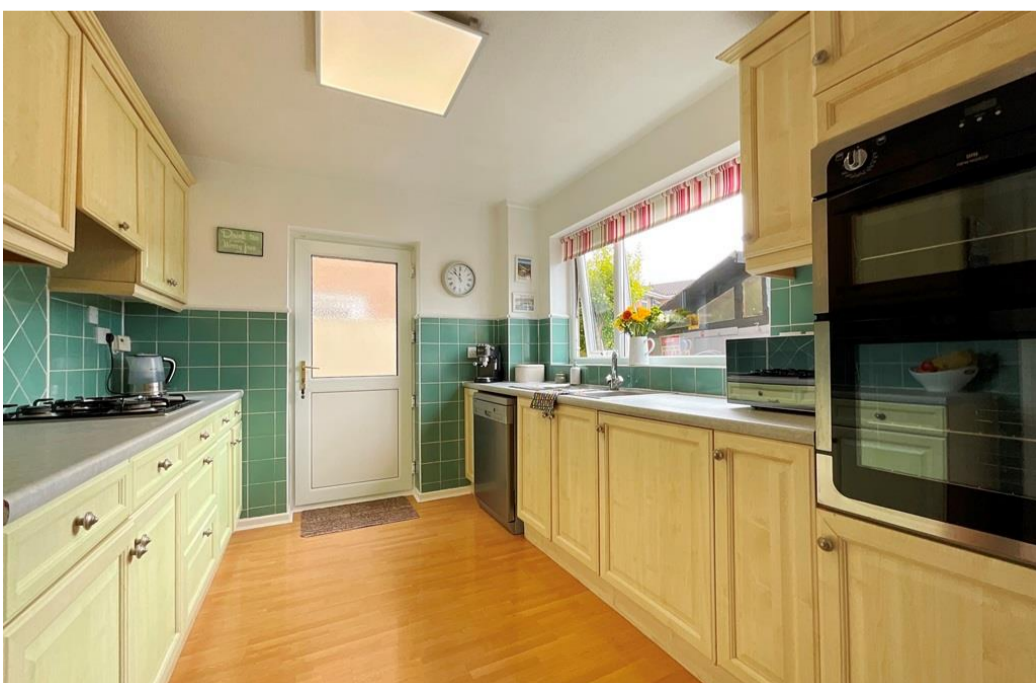
-  Detached House
-  Three Double Bedrooms
-  Two Reception Rooms

-  Conservatory
-  South Facing Rear Garden
-  Garage & Parking

Price: £235,000 Subject to Contract

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





AN EARLY INSPECTION IS STRONGLY 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, Dining Room, Conservatory and Kitchen to the ground floor with three double Bedrooms, Bathroom and separate WC to the first floor.

Outside, the property stands in beautifully maintained landscaped gardens, the front having shaped lawn and mature borders with paved driveway providing off road parking, giving access to a Garage. The rear garden is a particular feature, being south facing and arranged with decked patio area leading to shaped lawn with feature stepping stone path, established, well stocked borders, further gravel laid patio, summer house, timber garden store and workshop.

Fleetwood Crescent is located off Church Road where there are local shops and public transport facilities.



Ground Floor:

Hall

Living Room - 4.88m x 3.38m (16'0" x 11'1")

Dining Room - 3.38m x 2.77m (11'1" x 9'1")

Conservatory - 2.9m x 2.77m (9'6" x 9'1")

Kitchen - 3.38m x 2.77m (11'1" x 9'1")

First Floor:

Landing

Bedroom 1 - 3.89m x 3.38m (12'9" x 11'1")

Bedroom 2 - 3.89m x 2.49m (12'9" x 8'2")

Bedroom 3 - 3.38m x 2.77m (11'1" x 9'1")

Bathroom - 2.29m x 1.75m (7'6" x 5'9")

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, giving access to a **Garage** measuring 4.88m (16') x 2.47m (8'1"). The rear garden is a particular feature, being south facing and arranged with decked patio area leading to shaped lawn with feature stepping stone path, established, well stocked borders, further gravel laid patio, summer house, timber garden store and workshop.

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

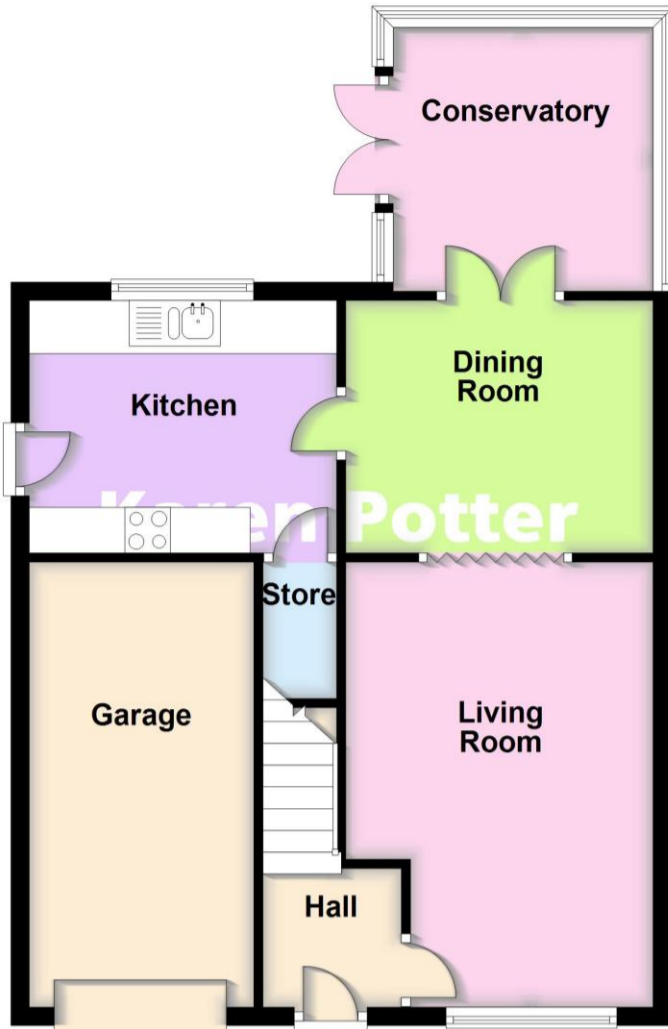
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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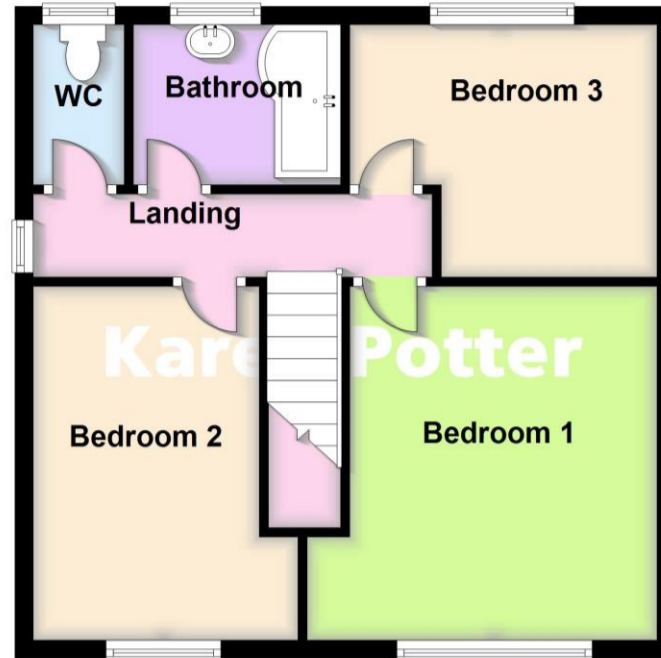
Ground Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Total area: approx. 108.0 sq. metres (1162.0 sq. feet)



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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