



48 Sanderling Drive, Banks, Southport, PR9 8RY

£120,250

Subject to Contract

This two-bedroom, end terrace house is offered for sale as affordable housing, using a discounted sale tenure. Under this arrangement, an eligible applicant can purchase 100% of the property but at a discounted price.

Well appointed and tastefully decorated, the centrally heated and double glazed accommodation comprises; entrance hall, wc, lounge/dining room with patio doors to the garden, fitted kitchen with a range of built in 'Smeg' appliances. On the first floor there are two double bedrooms and a bathroom. There are gardens to the front and rear with off road parking for two vehicles at the front'. The property forms part of Redrow's recent development 'The Coppice' and the location is also suitable for local commuter links, a small range of shops in Banks Village and access to the Southport Town Centre.

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Southport's Estate Agent

Entrance Hall

Composite outer door with double glazed inserts. Cloaks and meter cupboard. Stairs to the first floor with a utility cupboard below with plumbing for a washing machine.

WC - 1.57m x 1.12m (5'2" x 3'8")

White suite comprising, wash hand basin and low level wc.

Lounge - 3.86m x 3.89m (12'8" x 12'9")

Upvc, double glazed, sliding patio doors leading to the rear garden.

Kitchen - 2.18m x 1.88m (7'2" to the front of the units x 6'2")

Upvc double glazed window with single drainer, 1 1/2 bowl stainless steel sink unit with mixer tap below. Base units with cupboards and drawers, wall cupboards, working surfaces. A range of 'Smeg' appliances including; a four burner stainless steel gas hob, with cooker hood above, split level electric oven and combination oven/microwave, integral fridge and freezer. Extractor.

Fist Floor Landing

Airing cupboard with 'Glow Worm' central heating boiler.

Bedroom 1 - 2.72m x 3.84m (8'11" x 12'7")

Upvc double glazed window.

Bedroom 2 - 3.1m x 2.87m (10'2" x 9'5" extending to 12'8")

Two upvc double glazed windows and a built in cupboard.

Bathroom - 1.88m x 1.98m (6'2" x 6'6")

Panelled bath with mixer tap, thermostatic shower and shower screen, wash hand basin, low level wc. Chrome towel rail/radiator, electric shaver point, extractor.

Outside

Attractive rear garden with patio, separate decked patio and lawn. Parking to the front for two vehicles.

Tenure

Leasehold for 999 years from 1 July 2014, with a ground rent payable of £100.00 every six months.

Service Charge

A maintenance charge of £30.00 a month is payable for the upkeep of the communal grounds.

Affordable Housing

The property is being offered for sale using a discounted sale tenure which enables buyers to own 100% of the home while paying just 65% of its open market value. This is an affordable housing opportunity, and eligibility criteria apply, including limits on household income and savings. As a general guide, applicants should have a gross household income between £34,000 and £40,000, and household savings should not exceed £16,000. For full details of the application process and other criteria that apply then please contact our office

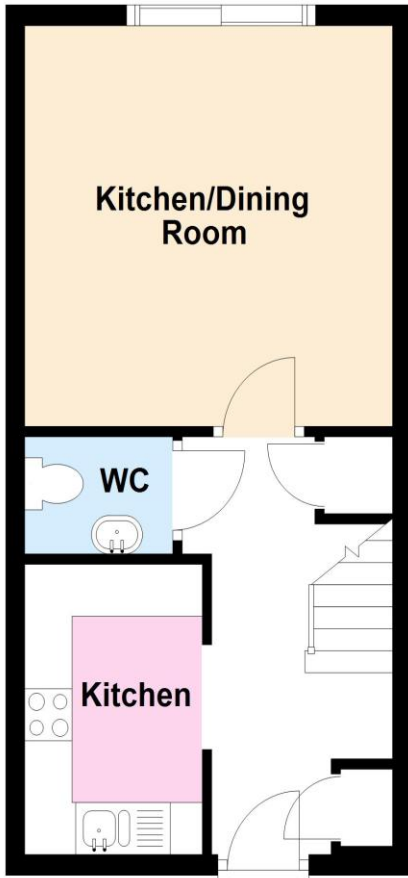
Council Tax

West Lancashire Council Tax Band B.



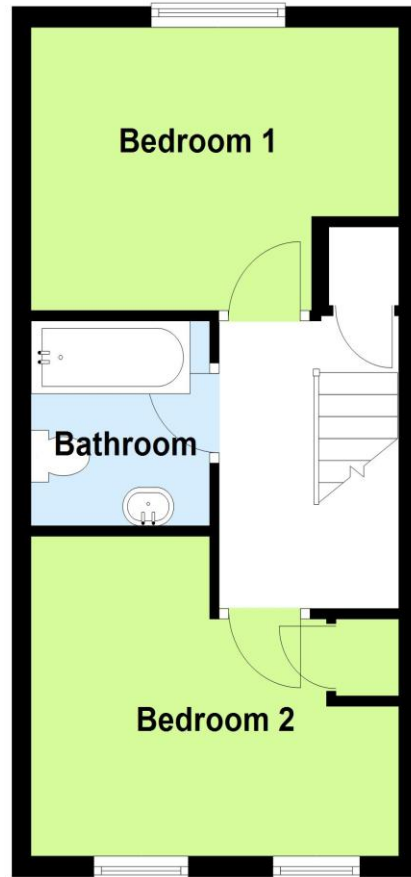
Ground Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



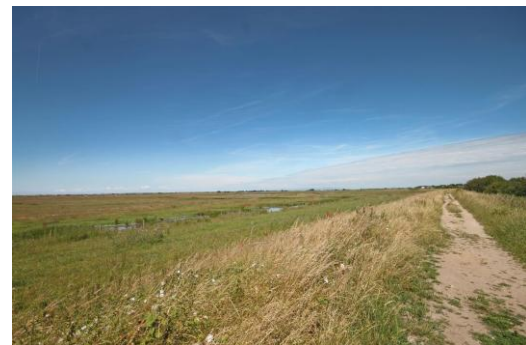
First Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



Total area: approx. 62.0 sq. metres (667.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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