



**72 Church Road
Banks, PR9 8ET £220,000
'Subject to Contract'**

This detached, true bungalow, is conveniently situated in Banks Village, with a passing bus service proving access to the Southport Town Centre. The centrally heated and double-glazed accommodation briefly includes; entrance porch, a spacious lounge/dining room, kitchen and two bedrooms and a shower room. Established gardens surround the bungalow with off road parking , a carport and a garage.

Entrance Porch - 1.83m x 1.83m (6'0" x 6'0")

Upvc double glazed and leaded outer door, and matching side window. Figure glazed inner door leading to....

L-Shaped Lounge/Dining Room - 2.92m x 6.71m (9'7" extending to 21'10" x 22'0")

Upvc double glazed sliding patio door to the side garden. Fitted wall unit with display cupboards and shelving. Living flame coal effect gas fire in 'Art Stone' surround and hearth. Upvc double glazed windows to front and side.

Kitchen - 2.69m x 3.1m (8'10" x 10'2")

Single drainer,, 1 1/2 bowl stainless steel sink unit. Base units with cupboards and drawers, wall cupboards and working surfaces. Under unit lighting. Four ring ceramic hob with cooker hood above and split level double oven. Integrated fridge and freezer, space for washing machine. Upvc double glazed window.

Inner Hall

Airing cupboard with 'Intergas' central heating boiler.

Bedroom 1 - 3m x 3.91m (9'10" x 12'10")

Upvc double glazed window.

Bedroom 2 - 4.57m x 2.74m (15'0" x 9'0")

Upvc double glazed window.

Wet Room - 2.69m x 1.91m (8'10" x 6'3")

Walk-in shower enclosure with electric shower, pedestal wash hand basin, low-level WC. Tiled walls and boarded ceiling with extractor, Upvc double glazed window.

Outside

The property stands in substantial, established gardens to both the front, side and rear planned with a range of shrubs, plants and lawn. Patio area, side carport and a garage.

Council Tax

West Lancs Band D

Tenure

Freehold.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(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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