



**28 Gravel Lane
Banks, PR9 8BN £270,000
'Subject to Contract'**

This deceptively spacious semi-detached true bungalow enjoys a delightful semi-rural setting on sought-after Gravel Lane, occupying an extensive mature plot backing directly onto open farmland with beautiful open aspects to the rear. Ideally positioned for the A565, the property offers excellent commuter links to Southport, Banks and Preston, while enjoying the peace and privacy of its idyllic surroundings. The accommodation is approached via a side carport/lean-to leading into the entrance hall, which provides access to a generous front lounge, two well-proportioned bedrooms, a modern shower room, separate WC, dining room and a contemporary fitted kitchen. To the rear, a porch and spacious conservatory overlook the stunning gardens, creating the perfect space to relax and enjoy the outlook. Without doubt, the gardens are a standout feature of this wonderful home. Beautifully established, exceptionally private and not directly overlooked, they offer an abundance of outdoor space suitable for a variety of lifestyles. Whether you're looking for extensive family gardens, space to work from home, or grounds with potential for equestrian use, this property offers remarkable versatility. A detached garage and separate outbuilding, currently utilised as a home office, further enhance the appeal, while ample off-road parking for numerous vehicles completes this impressive package.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Enclosed Side Entrance Vestibule - 1.6m x 1.55m (5'3" x 5'1")

Opaque Upvc double glazed door and windows to the side of the property leading to the main accommodation. Sliding pocket door to built-in cupboard housing the wall-mounted central heating boiler with hanging space and shelving. Glazed inner door leads to....

Entrance Hall

Built-in tall cupboard to one wall. Loft access. Glazed doors lead to the main accommodation.

Front Lounge - 4.67m x 3.86m (15'4" into bay x 12'8" into recess)

Upvc double glazed bay window to the front. Electric fire with tiled interior, hearth and wooden mantelpiece over. Dado and picture rails. Inner door leads to....

Bedroom 1 - 3.84m x 3.3m (12'7" into bay x 10'10")

Upvc double glazed bay window. Picture rail. Stripped wooden flooring.

Bedroom 2 - 3.33m x 2.92m (10'11" x 9'7")

Upvc double glazed window. Picture rail. Fitted wardrobes.

Shower Room - 2.49m x 1.78m (8'2" x 5'10")

Opaque Upvc double glazed window. Modern three-piece white suite comprising pedestal wash hand basin with mixer tap, panelled bath with central mixer tap, and step-in shower enclosure with plumbed-in shower and wall grab rail. Tiled walls. Chrome ladder-style heated towel rail. Recessed spot lighting.

Separate WC - 1.55m x 0.94m (5'1" x 3'1")

Opaque Upvc double glazed window. Low-level WC and wash hand basin. Midway wall tiling. Recessed spot lighting.

Dining Room - 4.01m x 2.9m (13'2" x 9'6")

Double glazed sliding patio doors open to the conservatory. Wall light point. Glazed inner door leads to....

Kitchen - 3.38m x 2.51m (11'1" x 8'3")

Double glazed door and window leading to the rear porch and garden. Modern cream gloss fitted kitchen comprising a range of base and wall units with working surfaces. One and a half bowl sink unit with mixer tap and drainer. Electric oven. Four-ring gas hob with extractor over. Recess for eye-level microwave. Integral fridge freezer. Plumbing for washing machine and slimline dishwasher. Part tiled walls. Tile effect laminate flooring.

Conservatory/Lean-To - 3.56m x 3m (11'8" x 9'10")

Upvc double glazed double doors and windows overlooking and providing access to the rear garden. Centrally heated.

Rear Porch - 2.11m x 1.91m (6'11" x 6'3")

Upvc double glazed door and windows providing access to the rear garden.

Outside

Set well back from the road within an extensive mature plot. Flagged driveway with loose stone borders, established plants, shrubs and well-stocked trees. Off-road parking is available for numerous vehicles. Double gated secure side access leads via an open carport to the detached garage, measuring **18'9" x 11'6"**, fitted with a remote-operated up-and-over door, electric light and power. A separate store to the rear of the garage, measuring **9'10" x 6'11"**, benefits from electric light and power and offers excellent potential as a home office. The rear gardens are well screened and not directly overlooked, with an extensive lawn, mature borders, plants, shrubs and trees, offering exceptional versatility for family living, business use or equestrian purposes.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor

Approx. 142.8 sq. metres (1537.5 sq. feet)



Total area: approx. 142.8 sq. metres (1537.5 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.