



**20 Church Road
Banks, PR9 8ET, £187,000
'Subject to Contract'**

Well-presented true bungalow in the semi-rural village of Banks, occupying a convenient position on Church Road with additional rear access from Fleetwood Drive. The property offers generous off-road parking for numerous vehicles, together with a separate garage and useful adjoining yard providing excellent additional storage possibilities. Internally, the accommodation is well presented throughout and briefly comprises an entrance hall, two double bedrooms positioned to the front, a modern shower room/WC and a rear lounge/diner opening through to the kitchen, with both rooms enjoying access to and views over the enclosed rear garden. Externally, the property benefits from a generous enclosed garden with lawn, patio and timber shed, together with the additional driveway access from Fleetwood Drive. The property also benefits from solar panelling, resulting in a reduced energy tariff through energy generated and fed back to the grid, subject to the existing solar panel lease arrangement. Banks Village is particularly convenient for a range of local amenities and offers easy access to the nearby A565 commuter link, connecting Southport and Preston. Early viewing is most definitely advised.

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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 Entrance Hall

Composite entrance door with opaque double-glazed stained and leaded-light insert, side window and useful built-in cupboard to one wall with hanging space and shelving. Glazed internal door leads to...

Lounge/Diner - 4.95m x 3.15m (16'3" x 10'4")

Upvc double-glazed sliding patio doors open to the garden at the rear. Coal-effect electric fire to one wall with marble interior and hearth and wooden surround. Ceiling fan and light point. Archway provides open-plan access leading to...

Kitchen - 2.44m x 1.83m (8'0" x 6'0")

Upvc double-glazed window overlooking the rear of the property. Range of built-in base units incorporating cupboards and drawers, wall and glazed china cupboards, working surfaces and single-bowl sink unit with mixer tap, drainer and separate water filter. One wall cupboard houses the Ideal combination-style central heating boiler system. Plumbing is available for washing machine with further space for tumble dryer. Partial wall tiling.

Inner Hall

Glazed internal doors provide access to bedrooms and shower room.

Bedroom 1 - 3.86m x 2.69m (12'8" x 8'10" into recess)

Upvc double-glazed window to front. Fitted wardrobe with vanity mirrored frontage and fly-over storage cupboards.

Bedroom 2 - 2.77m x 2.69m (9'1" excluding entrance door recess x 8'10" to rear of wardrobes)

Upvc double-glazed window to front of property. Wood-grain laminate-style flooring and fitted wardrobe with vanity mirrored frontage and fly-over storage cupboards.

Shower Room/WC - 1.78m x 1.8m (5'10" x 5'11")

Opaque Upvc double-glazed window. Three-piece modern-style white suite comprising vanity wash hand basin incorporating low-level WC and useful cupboards below, together with step-in shower enclosure with retractable shower seat, glazed shower screen and plumbed-in shower with wall grip. Partial wall tiling and panelling, ladder-style chrome heated towel rail and recessed spotlighting.

Outside

The property enjoys enclosed gardens, with a loose-stone frontage arranged for ease of maintenance just off Church Road. Pedestrian access via a passageway to the side leads through a gate to the main accommodation. Flagged side access continues to a rear patio and laid-to-lawn garden with established borders. The rear is generous in size and includes a timber shed. A separate second driveway is accessed via secure double wrought-iron gates just off Fleetwood Drive, providing off-road parking for numerous vehicles. The property is situated at the head of the Fleetwood Drive cul-de-sac and also benefits from a separate garage accessed via an up-and-over door, together with an adjoining yard providing useful additional storage space, all forming part of the same title.

Solar Panelling

We understand that the property benefits from solar panelling positioned to the rear roof elevation, currently subject to a lease with **Shade Greener**, commencing **12 February 2015** and due to expire in **February 2040**. The arrangement provides the property with the benefit of subsidised electricity through the associated feed-in tariff arrangement. For further information regarding the solar panel lease and associated terms, please contact the office.

Council Tax

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

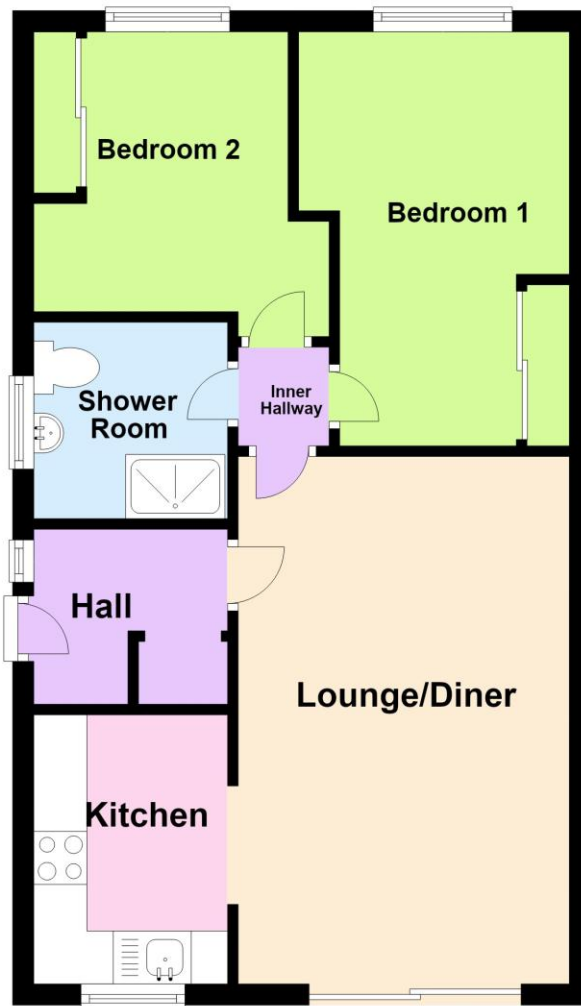
Tenure

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. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 45.2 sq. metres (486.7 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.