



**3 Maesbrook Close
Banks, PR9 8FF, £330,000
'Subject to Contract'**

Originally constructed by Redrow Homes in 1998, this well-presented detached family home is situated within a modern development on Maesbrook Close, close to the village of Banks and offering excellent commuter links via the A565. The ground floor comprises two reception rooms, a dining kitchen, utility room and WC, while the first floor offers four bedrooms, including a master bedroom with en-suite, alongside a separate family bathroom. Externally, the property benefits from well-stocked, private gardens that are not directly overlooked, off-road parking and an adjoining garage. Further amenities can be found in the nearby villages of Crossens and Churchtown.

Open Entrance Vestibule

Tiled flooring and inner door leading to entrance hall with double glazed and leaded insert.

Entrance Hall

Woodgrain laminate style flooring, turned staircase leads to first floor with handrail, spindles and newel post. Door leads to...

Wc - 2.26m x 1.35m (7'5" x 4'5")

Opaque Upvc double glazed window, low level Wc, pedestal wash hand basin with tiled walls and mixer tap.

Lounge - 4.85m x 3.56m (15'11" x 11'8")

Upvc double glazed window to the front of the property, electric contemporary style fireplace with marble interior, hearth and marble style fire surround. Wall light points, woodgrain laminate flooring continues. Double doors providing access and leading to...

Dining Room - 3.66m x 3.02m (12'0" x 9'11")

Upvc double glazed double doors lead to enclosed garden to the rear. Woodgrain laminate flooring continues. Door to...

Dining Kitchen - 3.63m x 4.44m (11'11" x 14'7")

Upvc double-glazed window overlooking the rear garden. A range of attractive built-in base units with cupboards and drawers, wall cupboards with under-unit lighting and working surfaces including 1 1/2 bowl sink unit with mixer tap and drainer. Glazed china cupboards, and appliances include four ring gas hob with concealed extractor hood above and 'Bosch' electric double oven. Space for freestanding fridge freezer and plumbing for dishwasher. Recess for eye level microwave. Door to...

Utility Room - 1.52m x 2.74m (5'0" x 9'0")

Courtesy door leads to enclosed gardens at the rear. Base units with working surfaces, single bowl sink unit, mixer tap and drainer. Space for tumble dryer and further plumbing for washing machine. Wall mounted 'Vaillant' central heating boiler. Door to useful built in storage cupboard with further part wall tiling.

Integral Garage - 5.13m x 2.59m (16'10" x 8'6")

Electric, light and power supply and up and over door access to front.

First Floor Landing

Loft access and airing cupboard housing hot water cylinder.

Bedroom 1 - 3.84m x 2.97m (12'7" x 9'9") to front of wardrobes

Upvc double glazed window, fitted wardrobes and drawers including shelving and door to...

En Suite Shower Room - 0.99m x 2.36m (3'3" x 7'9")

Upvc double glazed window, three-piece white suite including low level Wc, step in shower enclosure with plumbed in shower unit with folding shower door. Vanity wash hand basin with mixer tap, mid way wall tiling and extractor.

Bedroom 2 - 2.84m x 3.23m (9'4" x 10'7")

Upvc double glazed window to rear.

Bedroom 3 - 2.36m x 2.92m (7'9" x 9'7")

Upvc double glazed window with bedroom currently arranged as a study.

Bedroom 4 - 2.18m x 3.3m (7'2" x 10'10")

Upvc double-glazed window to the rear of the property.

Bathroom - 2.36m x 1.85m (7'9" x 6'1")

Three-piece white suite comprising low level Wc, vanity wash hand basin with mixer tap and twin grip panelled bath with mixer tap and shower attachment. Mid way wall tiling.

Outside

A hard-surfaced driveway provides off road parking for numerous vehicles with a shaped lawn and access to adjoining garage. The garage is accessed via up and over door and measures 16'10" x 8'6" with a courtesy door to main accommodation. Enclosed gardens to the rear, which are in the opinion of the Estate Agents, a particular feature of the property, and are not directly overlooked with patio and laid to lawn with well established and stocked borders with a variety of plants, shrubs and trees. A secure gated side access leads to a garage.

Council Tax

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

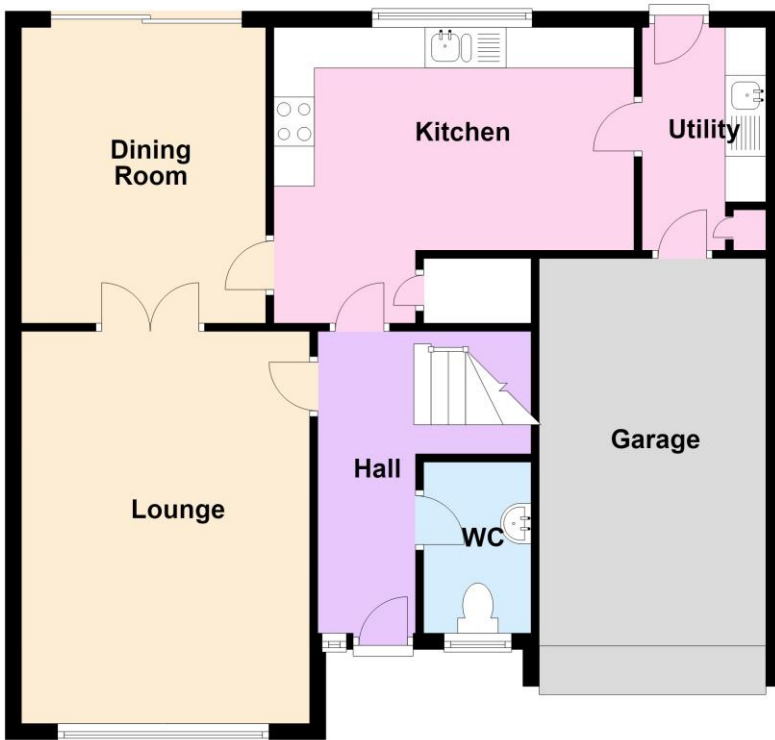
Tenure

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.



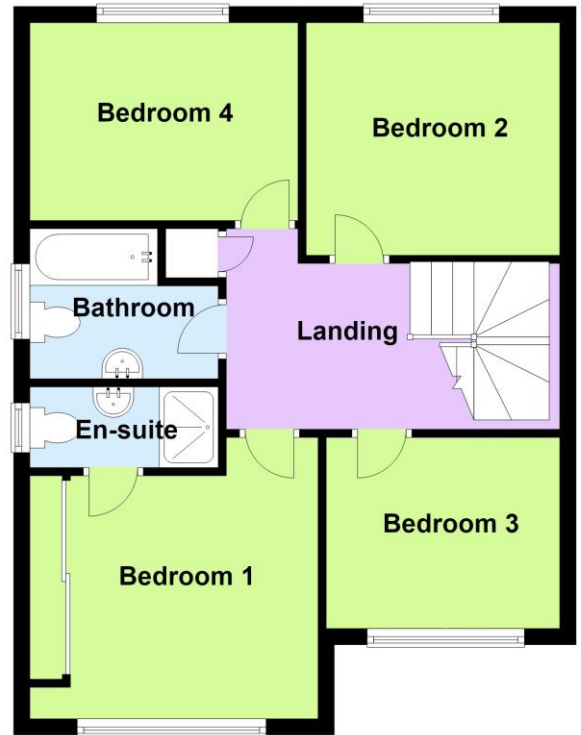
Ground Floor

Approx. 73.9 sq. metres (795.6 sq. feet)



First Floor

Approx. 52.9 sq. metres (568.9 sq. feet)



Total area: approx. 126.8 sq. metres (1364.6 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.