



**1, Sherbrook Drive, Banks
Southport, PR9 8SP.
£220,000 Subject to Contract.**

Offered for sale with no chain delay this semi detached house forms part of the popular, 'Hawtree Grove' development of semi detached and detached houses built by Seddon Homes. Situated in the grounds of the former Greaves Hall, the location is convenient for nearby Primary Schools, local facilities at Banks Village and further amenities to be found at Tarleton, Churchtown and Southport Town Centre. The centrally heated and double glazed accommodation is beautifully presented throughout and briefly includes; entrance hall with fitted cloakroom, lounge with French doors to the rear garden, kitchen with a range of built in appliances and on the first floor there are two bedrooms, the main bedroom having an ensuite, and a family bathroom. The property stands in above average sized gardens with off road car parking and EV charging point.

Entrance Hall

Composite outer door, LVT woodgrain flooring, stairs to the first floor.

WC - 1.6m x 0.99m (5'3" x 3'3")

Pedestal wash hand basin, low level WC. Part wall tiling. Upvc double glazed window.

Lounge - 4.06m x 4.57m (13'4" x 15'0")

Woodgrain LVT flooring, useful storage cupboard below stairs. Upvc double glazed window, Upvc double glazed, double doors leading to the rear garden.

Kitchen - 3.05m x 2.18m (10'0" x 7'2")

Upvc double glazed window with single drainer one and half bowl stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces with matching up stands, under unit lighting. Four ring gas hob with glass splashback, cooker hood above and electric oven below, integral fridge and freezer, plumbing for washing machine.

First Floor Landing.

The loft is part boarded for storage.

Bedroom 1 - 3.76m x 3.45m (12'4" x 11'4")

Recessed built in wardrobe. Upvc double glazed window.

Ensuite - 1.83m x 1.88m (6'0" x 6'2")

Step in shower enclosure with thermostatic rainfall shower, pedestal wash hand basin, low level WC. Part wall tiling, recessed spotlighting and extractor, chrome heated towel rail/ radiator. Upvc double glazed window.

Bedroom 2 - 3.4m x 2.31m (11'2" x 7'7")

Upvc double glazed window.

Bathroom - 1.7m x 2.13m (5'7" x 7'0")

White suite including panelled bath, pedestal wash hand basin, low level WC, part wall tiling, chrome towel rail/ radiator. Electric shaver point, recessed spotlighting and Upvc double glazed window.

Outside

The property stands in larger than average gardens, with parking at the side of the property for 2 vehicles and a 7.3 kw EV point. The enclosed rear garden has 2 stone patio areas, lawn and borders stocked with shrubs and small trees

Council Tax

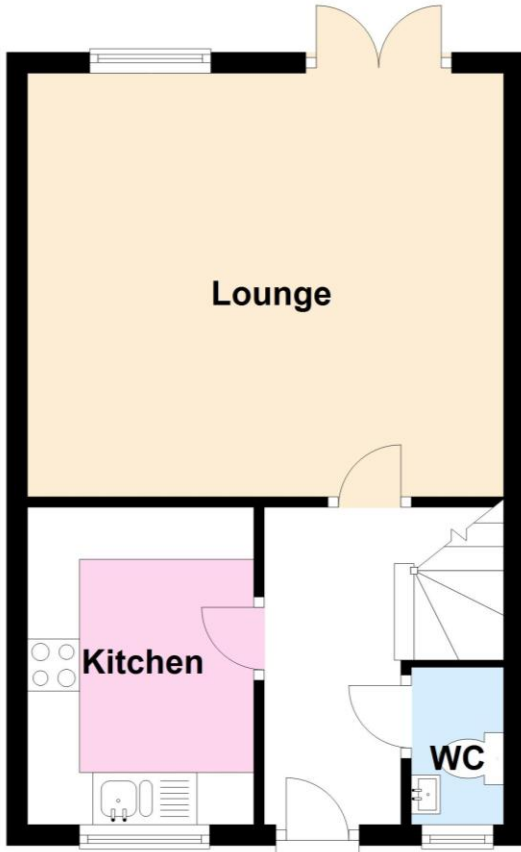
West Lancs band B

Tenure

Freehold.



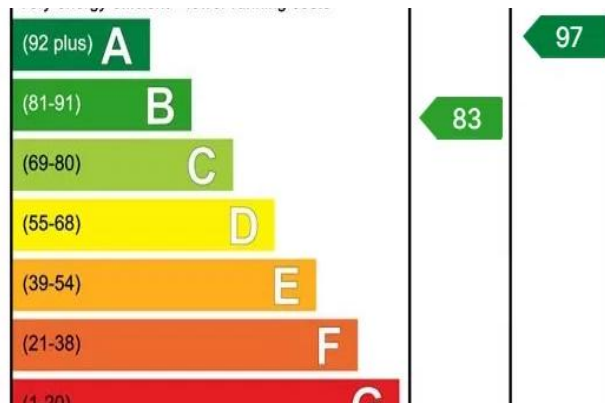
Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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