





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this modern four bedroom house which forms part of the popular Guinea Hall Farm development by Redrow Homes.

The property offers attractively presented and well planned accommodation installed with double glazing and gas central heating, briefly comprising: Hall, Cloakroom/WC, Living Room and Dining Kitchen on the ground floor with four bedrooms (one en-suite) and main Shower Room on the first floor.

Externally, the property stands in landscaped gardens with driveway leading to garage.

Guinea Hall Close is a turning off Guinea Hall Lane, convenient for Banks Village, with further facilities found at Crossens and Churchtown Villages and Southport Town Centre.



GUINEA HALL CLOSE, BANKS, SOUTHPORT PR9 8RG

GUINEA HALL CLOSE, BANKS, SOUTHPORT PR9 8RG



Ground Floor:

Hall

Cloakroom/WC

Living Room - 4.7m overall x 4.34m (15'5" x 14'3")

Kitchen/Dining Room - 4.78m x 4.34m (15'8" x 14'3")

First Floor:

Landing

Bedroom 1 - 4.34m overall x 2.97m plus recess (14'3" x 9'9")

En-Suite - 2.54m x 0.86m (8'4" x 2'10")

Bedroom 2 - 5m overall x 2.82m plus recess (16'5" x 9'3")

Bedroom 3 - 4.78m overall x 2.54m (15'8" x 8'4")

Bedroom 4 - 3.45m x 1.98m plus recess (11'4" x 6'6")

Shower Room - 2.41m x 1.85m (7'11" x 6'1")

Outside: There is a small lawn to the front with driveway providing off road parking leading to the garage measuring 5.03m (16'6") x 2.77m (9'1") with up and over door to front and personal door to rear. The rear garden is a particular feature, offering a southerly aspect, arranged with paved patio, shaped lawn, well stocked borders, ornamental pond and timber summer house.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E)

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved

