



-  Semi Detached Family Home
-  Extended & Modernised
-  Three Double Bedrooms

-  En-Suite To Bedroom 1
-  South Facing Rear Garden
-  No Chain

Price: Offers Over £285,000

Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





NO CHAIN - An early inspection is highly recommended of this beautifully presented semi detached family home that has been extended and sympathetically modernised by the current owners to provide spacious accommodation within easy reach of the amenities of Banks village.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Hall, Cloaks/WC, Lounge, open plan Kitchen/Dining/Living Room and Utility to the ground floor with three Double Bedrooms (Bedroom 1 with En-Suite Shower Room) and family Bathroom upstairs.

Outside, the front is gravel laid to provide off road parking whilst the enclosed, south facing rear garden has paved patio leading to shaped lawn.

Chapel Lane is a continuation of Church Road, well placed for accessing local shops and primary school.



Ground Floor:

Hall

Cloaks/WC

Lounge - 4.85m x 2.74m (15'11" x 9'0")

Kitchen/Dining/Living Room - 7.95m x 4.6m (26'1" x 15'1")

Utility - 1.47m x 0.76m (4'10" x 2'6")

First Floor:

Landing

Bedroom 1 - 4.6m x 3.33m plus recess (15'1" x 10'11")

Ensuite

Bedroom 2 - 3.63m x 3.25m (11'11" x 10'8")

Bedroom 3 - 3.15m x 2.87m (10'4" x 9'5")

Bathroom - 2.72m x 2.13m (8'11" x 7'0")

Outside: The front is gravel laid to provide off road parking whilst the enclosed, south facing rear garden has paved patio leading to shaped lawn.

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

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>

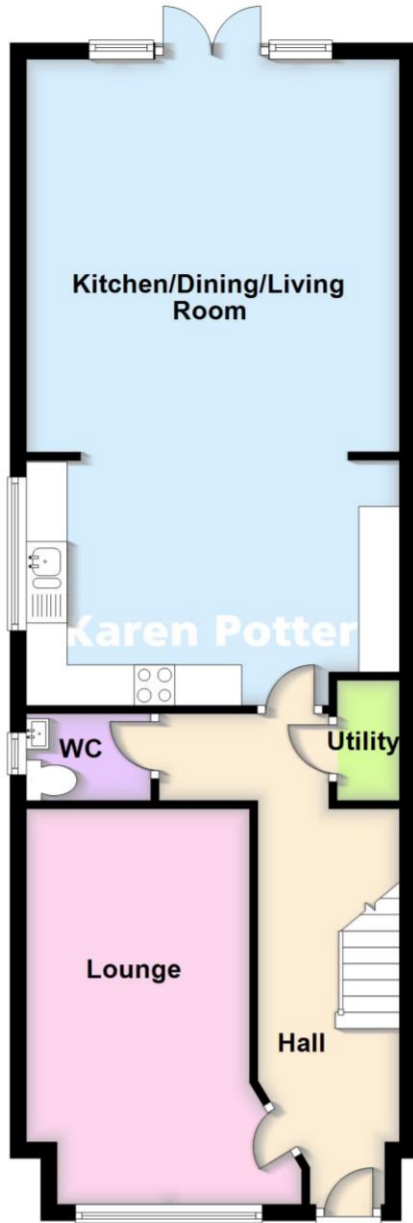
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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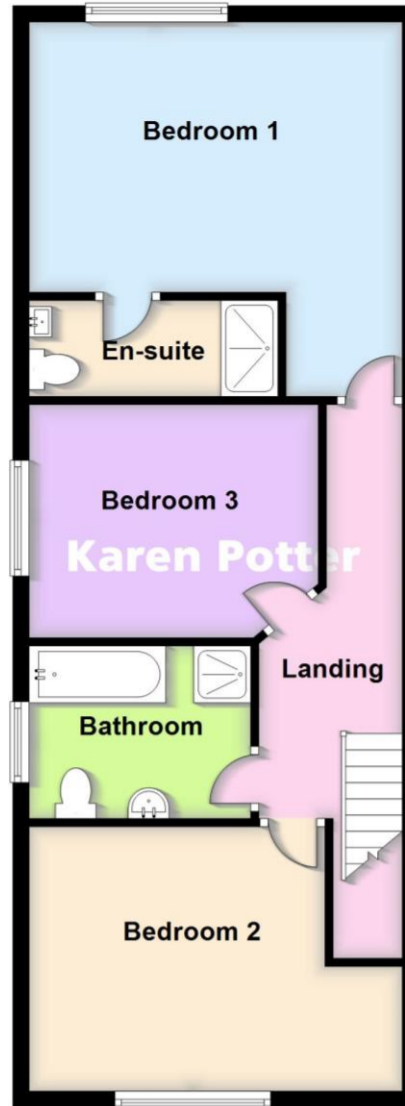
Ground Floor

Approx. 64.2 sq. metres (690.8 sq. feet)



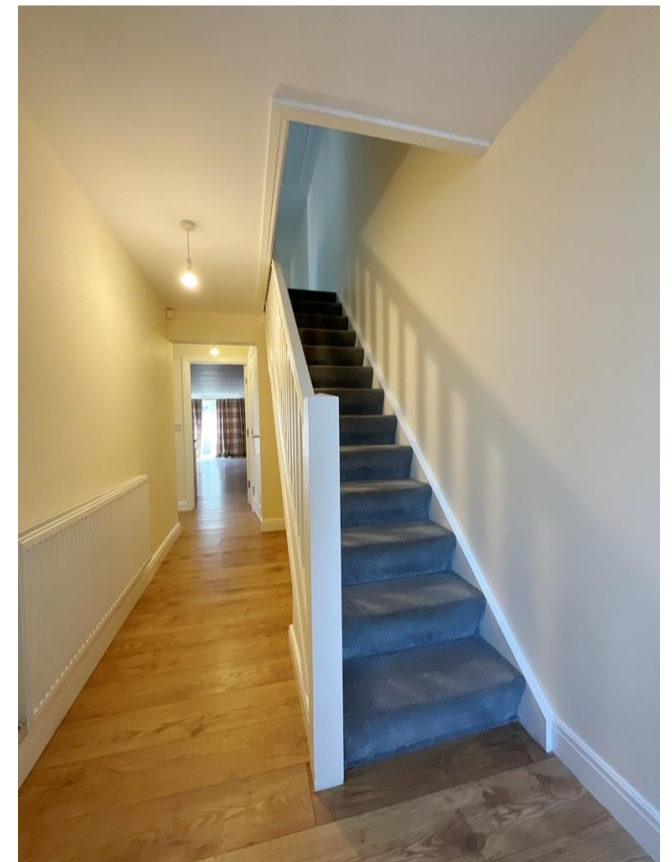
First Floor

Approx. 60.3 sq. metres (649.3 sq. feet)



Total area: approx. 124.5 sq. metres (1340.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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