

**Bonds Lane,  
Banks**

  
**SMART MOVE**



Asking Price **£155,000**



**01772 811899**

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Available with benefit of NO ONWARD CHAIN, this well proportioned two bedroom bungalow has been priced competitively to reflect the need for some TLC and decoration, making it well worth your time to go see in person, in order to fully appreciate all that it has to offer. The property benefits from a generous rear garden which is approximately 20 meters in length, as well as a extended interior, creating a property that is well proportioned, both inside and out.

The internal layout of the property in brief includes: entrance hall with front door on the side elevation of the property and loft access point, bedrooms one and two both look out to the front of the property, three piece bathroom, open plan lounge and dining room, plus separate fitted kitchen, which completes the accommodation. There is potential to extend the property, either to the rear or into the loft space (subject to planning permission,) allowing for the next owners to create their dream home.

To the front of the property is off road parking for around two vehicles on the driveway, which is paved and also gravelled. The driveway then leads to a paved pathway down the left-hand side of the property, at the end of which is gated access round to the rear. The rear garden spans around 20m in length and includes a extended paved patio with timber garden shed, established lawned garden, timber decking at the end of the garden, children's play area, shrubbery borders and a enclosed fenced perimeter completes the exterior space.

About the Local Area: Banks is a large coastal village in Lancashire. It lies south of the Ribble estuary and four miles (6 km) north-east of Southport. The village is administered by West Lancashire Borough Council, and by North Meols parish council for parochial matters. It is in the South Ribble parliamentary constituency. Banks is the largest of the villages in the parish of North Meols on the West Lancashire coastal plain.





**\* No Onward Chain & Vacant Possession**

**\* Open Plan Lounge & Dining Room**

**\* Three Piece Bathroom**

**\* Generous Private Rear Garden**

**\* In Need of Some TLC**

**\* Two Bedroom Semi Detached True Bungalow**

**\* Separate Fitted Kitchen**

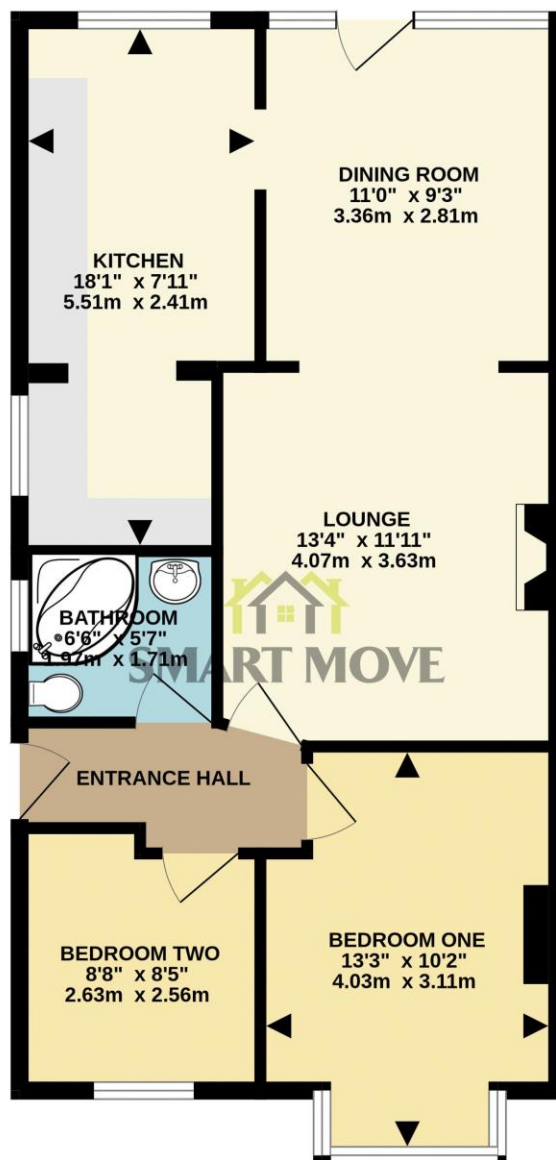
**\* Driveway for Off Road Parking**

**\* Walking Distance to Local Shops**

**\* Freehold, Council Tax Band B & EPC tbc**



GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SMART MOVE

PRS Property Redress Scheme

**Smart Move – Tarleton**  
**226a Hesketh Lane,**  
**Tarleton, Preston, PR4 6AT**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.