

**Guinea Hall Lane,
Banks**


SMART MOVE



Asking Price **£290,000**



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Available with NO ONWARD CHAIN as well as a recently updated interior, this traditional semi detached home is sure to impress once seen in person. This deceptively spacious home spans around 1,118 sq ft (including the attached garage) and has undergone several upgrades by the current owner, such as new flooring, new bathroom, electrical re-wire and the kitchen has been opened up to be made more spacious and also has had new units and a central island unit installed, making it ready to be moved straight in to. This amazing property also benefits from a fantastic location, as it is not overlooked to the front or rear and has open views to the rear over a neighbouring field, so contact Smart Move now to enquire further and to book your viewing and see this amazing property in person.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge with bay window to the front of the property, open plan kitchen with centre island unit and glazed door opening to the rear garden as well as an internal open arch to the utility / breakfast room, which houses the property's gas central heating combi boiler and also offers a good range of fitted wall units as well as an external access door, first floor landing with loft access point, three bedrooms (bedrooms one and two benefitting from fitted wardrobes,) and the newly fitted first floor bathroom completes the accommodation.

This traditional semi detached home offers ample off road parking to the front on the driveway, as well as within the attached single garage, which has light and power, up-and-over front door and an external rear access door. Also to the front of the property is a mature lawned garden with established trees and shrubs bordering, which has potential to be made into additional off road parking space, should the new owners prefer. The main garden is located to the rear and enjoys an open aspect beyond the end perimeter over a field and the rear garden includes a paved patio area, mature lawned garden, further gravelled patio area at the end of the garden and numerous plants, trees and shrubs bordering.

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.



*** Traditional Three Bedroom Semi Detached Home**

*** NO ONWARD CHAIN & Vacant Possession**

*** Lounge, Open Plan Kitchen & Separate Utility / Breakfast Room**

*** Driveway & Attached Single Garage**



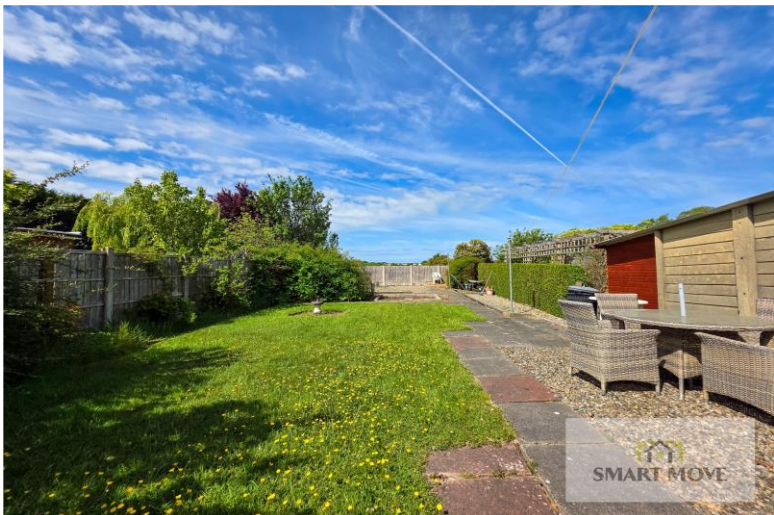
*** Recently Updated & Ready to Move Straight Into**

*** Open Aspect to the Rear**

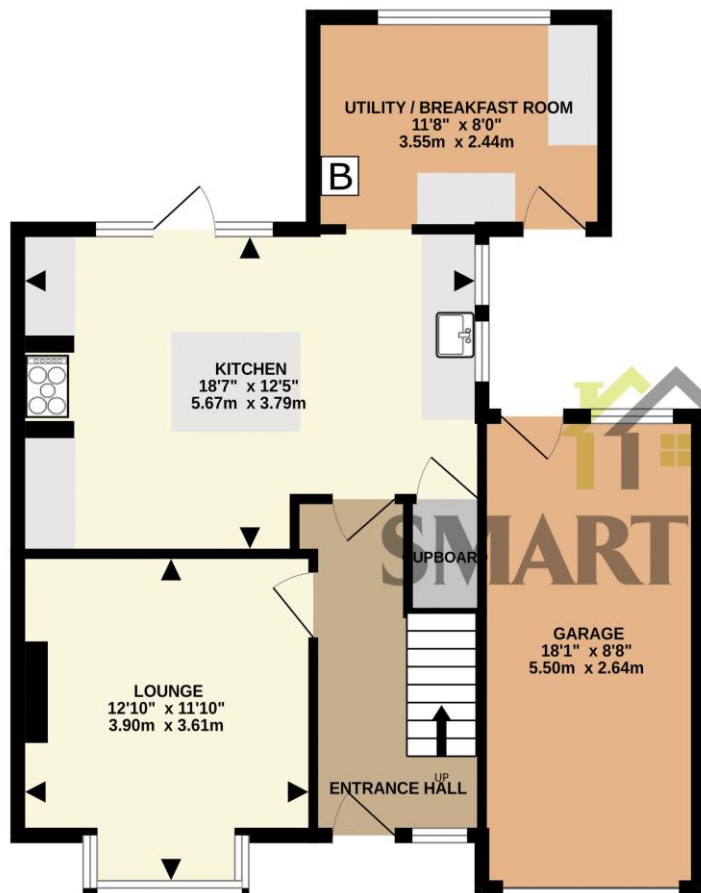
*** NEW First Floor Bathroom**

*** Mature Front & Rear Gardens - Not Overlooked**

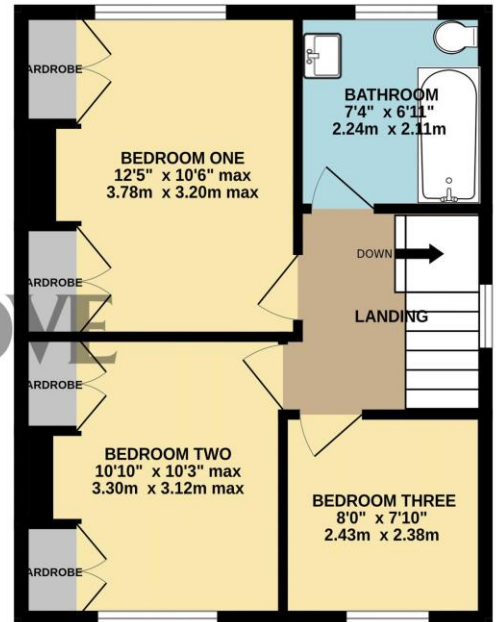
*** Freehold, Council Tax Band C & EPC tbc**



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PRS Property Redress Scheme

Smart Move – Tarleton
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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.