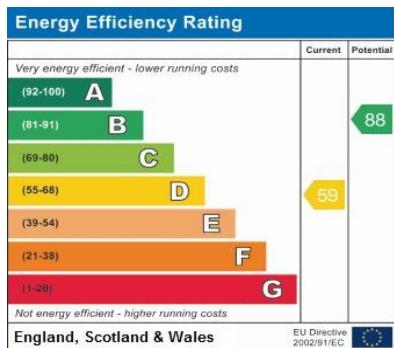
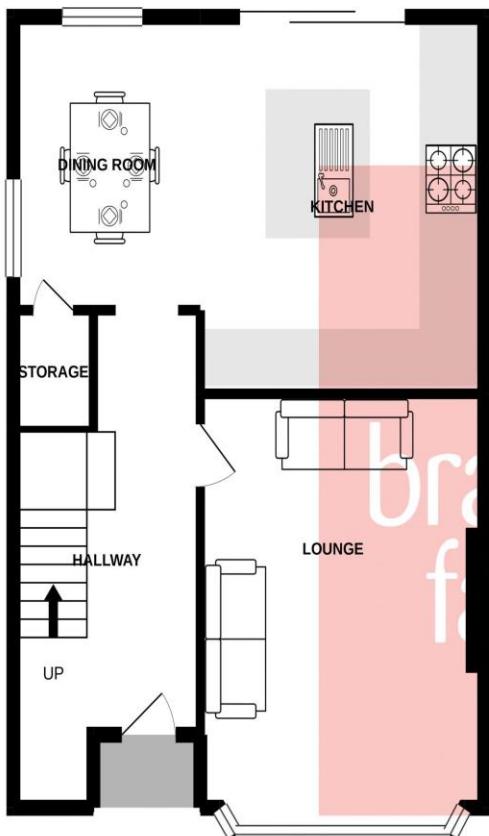


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EPC & Floor Plans



GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.7 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 floorplan is for guidance 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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17 Bankside Road

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£215,000



Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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- Off-road parking
- Beautiful finish throughout

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## About the property...

Stunning family home! Situated in a quiet cul-de-sac, close to local amenities, great schools and fantastic transport is this beautifully presented 1930s semi-detached home with a brilliant modern twist throughout and is not one to be missed. The finish throughout is a credit to the current owners from the bespoke blinds to the open plan kitchen diner. To the ground floor is a spacious entrance hall, a bright and airy front living room and a knocked through kitchen dining room with a useful kitchen island and is perfect for entertaining with sliding double glazed doors out on to a patio area at the rear. To the first floor are two great size double bedrooms with the main offering a beautiful bay window, a further single bedroom which can also be used as a home office and a family bathroom with a modern three piece suite. In addition to the modern finish, this home also benefits from a recent rewire, newly installed heating system and a great size rear garden mainly laid to lawn which has access to Woodland Grove and is big enough to add a double garage or even an annex with its own access.

## About the location...

From the office on Woodchurch Road, continue to the first set of lights and turn right on to Storeton Road. Continue down Storeton Road through the lights onto Mount Road. Continue straight over the roundabouts to continue on Mount Road, then take the first left onto Broadway. At the roundabout continue straight on to Kings Lane, take a right turn on to Old Chester Road, then turn left on to Bankside Road.



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