



12 Guinea Hall Mews, Banks, Southport, PR9 8RF

£220,000

Subject to Contract

Early viewing is essential for this truly individual and unique bungalow, forming part of a charming courtyard mews development. Offered for sale with no chain delay, this property provides comfortable living with easily managed gardens, off-road parking for two cars, and a single garage. It is conveniently located for local facilities and excellent bus services to Southport.

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Southport's Estate Agent

Entrance Hall

Composite, woodgrain outer door with double glazed insert. LVT woodgrain flooring.

Lounge/Dining/Kitchen - 5.56m x 4.44m (18'3" x 14'7")

This bright and inviting open-plan space features two impressive 'King' beams and a vaulted ceiling, adding character and a sense of spaciousness. An electric log effect fire creates a focal point, while uPVC double glazed windows and double doors open to a small front garden, providing a pleasant outlook and natural light. The kitchen area is well-appointed with an inset one and half bowl sink unit with mixer tap, a range of base units with cupboards and drawers, complemented by wall cupboards and working surfaces. Integrated appliances include a four-ring gas hob with a chimney-style cooker hood above, a 'Hotpoint' electric oven below, a fridge freezer, and a washing machine. A cupboard discreetly houses the 'Baxi' gas central heating boiler.



Bedroom One - 3.58m x 3.58m (11'9" x 11'9")

A comfortable double bedroom benefitting from a uPVC double glazed window, and continuing the unique vaulted and beamed ceiling design.

Bedroom Two - 1.88m x 3.43m (6'2" x 11'3")

Another well-proportioned bedroom with a uPVC double glazed window and a vaulted, beamed ceiling.



Bathroom - 2.44m x 1.75m (8'0" x 5'9")

Fitted with a white suite comprising a twin grip panelled bath with mixer tap and shower attachment, a separate electric shower with a shower screen, a pedestal wash hand basin, and a low-level WC. The room features part wall tiling, an airing cupboard, and a loft hatch providing access to a small loft area. A distinctive circular uPVC double glazed window adds to the charm.



Outside

The property benefits from an enclosed paved and walled courtyard, a small shrubbed front garden, and off-road car parking space for two vehicles. A brick-built garage, measuring 16'8" x 8'7", provides additional storage or parking.

Tenure

Freehold.

Council Tax

West Lancs Band C



Ground Floor

Approx. 54.5 sq. metres (587.2 sq. feet)



Total area: approx. 54.5 sq. metres (587.2 sq. feet)



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