



**86 Banks Road  
Southport, PR9 8JL £365,000  
'Subject to Contract'**

Nestled within a sought-after semi-rural setting, this beautifully presented detached family home has been thoughtfully remodelled to an exceptional standard, creating superb ground floor living perfectly suited to modern family life. Oak flooring flows throughout much of the ground floor, leading to a spacious lounge with feature 'Gazco' gas fire, integrated ceiling speakers and hot & cold air conditioning, seamlessly opening into a stunning dining area with roof lights and full-width bi-folding doors, effortlessly blending the interior with the landscaped rear garden. The contemporary Quartz kitchen is fitted with a comprehensive range of integrated Neff appliances, whilst upstairs the property offers three well-proportioned bedrooms, including a principal suite with en-suite shower room and air conditioning, together with a stylish family shower room. Externally, a block-paved driveway provides parking for three vehicles, and integral garage with electric remote door access, whilst the attractive rear garden features paved entertaining areas, mature borders, an irrigation system and useful side storage, completing this outstanding family home. Ideally positioned for the A565, the property offers excellent commuter links to Southport, Banks and Preston, while enjoying the peace and privacy of its idyllic surroundings.

### Entrance Hall

Composite entrance door with double glazed insert and Upvc double glazed side window. Oak flooring extending throughout the majority of the ground floor accommodation. Staircase to the first floor with handrail, spindles and newel post, useful understairs storage cupboard and a walk-in cloaks cupboard.

### Ground Floor WC - 1.24m x 1.75m (4'1" x 5'9")

Wash hand basin and low-level WC. Tiled floor, extractor fan, oak flooring and Upvc double glazed window.

### Lounge - 4.17m x 5.82m (13'8" x 19'1")

A spacious principal reception room featuring recessed spotlighting and integrated ceiling speakers. Oak flooring. Feature 'Gazco' inset, log-effect, remote controlled gas fire. Hot and cold air conditioning unit. Open-plan access to....

### Dining Room - 3.66m x 5.69m (12'0" x 18'8")

An impressive dining area enjoying full-length bi-folding doors opening onto the rear garden, complemented by double glazed roof lights, recessed spotlighting and oak flooring.

### Kitchen - 4.27m x 2.79m (14'0" x 9'2")

Beautifully appointed with a Upvc double glazed window overlooking the front garden and fitted with an inset 1 1/2 bowl stainless steel sink unit incorporating a mixer tap with pull-out spray attachment. 'Quartz' working surfaces with matching splashbacks and integrated drainer. Five-ring ceramic hob with cooker hood above, split-level 'Neff' oven, microwave and warming drawer, integrated tall fridge and freezer, dishwasher and washing machine housed behind matching cupboard doors. Corner carousel storage units, kick-space lighting, recessed spotlighting and oak flooring.

### First Floor Landing

### Bedroom 1 - 4.19m x 3.76m (13'9" x 12'4")

A generous principal bedroom overlooking the rear garden via a Upvc double glazed window and benefiting from a hot and cold air conditioning unit.

### En Suite Shower Room - 1.52m x 1.93m (5'0" x 6'4")

Modern white suite comprising wash hand basin, low-level WC and shower enclosure with thermostatic rainfall and handheld shower fittings. Fully tiled walls and floor, chrome heated towel rail/radiator, close-boarded ceiling with recessed spotlighting, extractor fan and Upvc double glazed window.

### Bedroom 2 - 4.32m x 3.2m (14'2" x 10'6")

Upvc double glazed window.

### Bedroom 3 - 4.29m x 2.51m (14'1" x 8'3")

Upvc double glazed window.

### Shower Room - 2.49m x 1.88m (8'2" x 6'2")

Stylishly appointed with a white suite incorporating a vanity wash hand basin with drawers beneath, low-level WC and large level-entry shower enclosure with thermostatic rainfall shower. Fully tiled walls and floor, tall wall-mounted radiator, vaulted ceiling with mood lighting, rain-sensor 'Velux' roof window and extractor fan.

### Outside

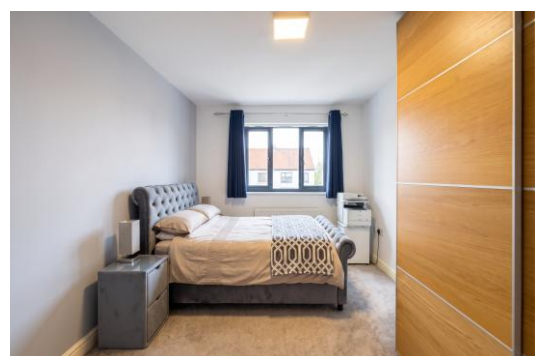
Block paved frontage providing off-road parking for up to three vehicles and incorporating an electric vehicle charging point. Electric remote up-and-over door access leading to the part integral garage, measuring 17'0" x 9'3" and housing the 'Worcester' gas central heating boiler. An attractive enclosed rear garden enjoying a paved patio, lawn and well-stocked flower borders with a variety of mature plants and shrubs. Irrigation system installed together with hot and cold external water tap. Useful full-length storage shed running along the side elevation.

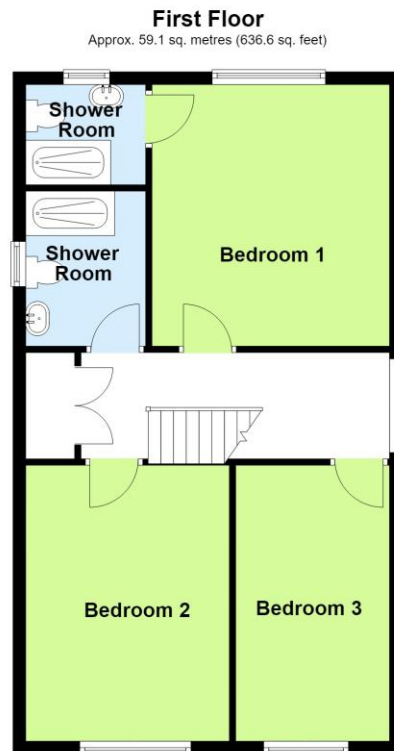
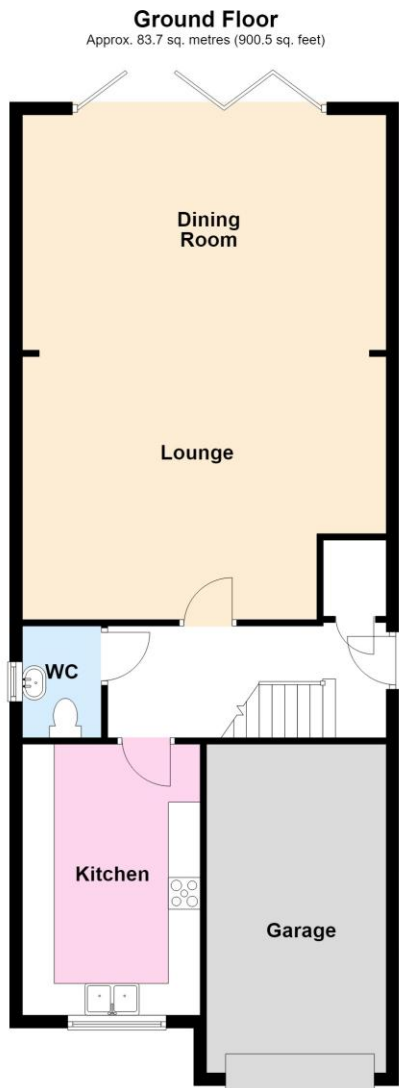
### Council Tax

We understand from information provided by the local authority that the property is in West Lancashire Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.





Total area: approx. 142.8 sq. metres (1537.1 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.