



Sanderling Drive, Banks, Southport, PR9 8RY

£235,000 Leasehold

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Key Features Include

- ✓ Detached
- ✓ Three Bedrooms
- ✓ Master En Suite
- ✓ Dining Kitchen
- ✓ South Facing Rear Garden
- ✓ Garage

This delightful detached house is situated on the sought after 'Redrow' estate in Banks, which is set in semi rural 'leafy' location just a moments stroll to the pretty duck pond. With quality fixtures and fittings throughout, and the benefit of a south facing garden this property has much to offer. The accommodation briefly comprises, hall, cloakroom, living room, dining/family kitchen to the ground floor, and upstairs are three bedrooms, the master having en suite shower room, and a family bathroom.

Externally there is a fully enclosed rear garden, lanwned garden to the front and also a detached garage with off road parking to the side.

Being offered for sale with no onward chain.

 **northwood**
Over & Above

Hallway

Composite front door to hallway with under stairs storage, laminate flooring and alarm panel.

Cloakroom

Window to the front aspect, wc, wall mounted wash hand basin.

Living Room 4.70m x 3.50m (15'5" x 11'6")

Window to the front aspect, laminate flooring.



Dining Kitchen 5.65m x 3.73m (18'6" x 12'3")

Superb range of fitted base and wall units incorporating integrated fridge and freezer, dishwasher, eye level Smeg oven and Microwave, gas hob with extractor over. Window and patio doors to the rear aspect. Laminate flooring. Utility cupboard with storage space and plumbing for washing machine. Tall full length radiator.



Landing

Loft access, storage cupboard with Glow Worm central heating boiler. Window to the side aspect.

Bedroom One 3.63m x 3.44m (11'11" x 11'3")

Window to the front aspect. Door to en suite.

En Suite 2.53m x 1.28m (8'4" x 4'2")

Window to the side aspect, walk in shower, with mixer shower over, WC, wash hand basin and ladder style towel radiator.

Bedroom Two 3.49m x 3.38m (11'5" x 11'1")

Window to the rear aspect.

Bedroom Three 3.50m x 2.19m (11'6" x 7'2")

Window to the rear aspect.

Family Bathroom

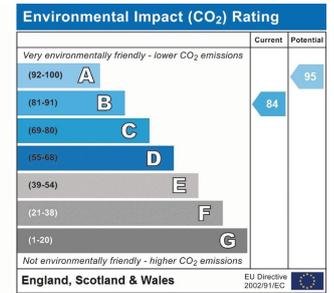
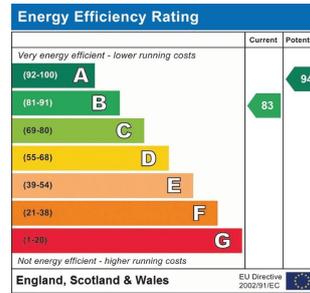
Window to the front aspect, bath with screen and mixer shower over, wc, wash hand basin, ladder style radiator.

Garage

Detached garage with power and light.

Gardens

There is a paved driveway leading to the garage. Timber side gate giving access to the rear.



Disclosure

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