



Charnleys Lane, Banks, PR9 8HH
Shared Ownership £40,000 Leasehold

3  2 

Key Features Include

- ✓ Three Bedrooms
- ✓ 25% Shared Ownership
- ✓ Semi Rural Location
- ✓ Beautifully Maintained
- ✓ Under Floor Heating
- ✓ Solar Panels

This picture perfect property is being offered for sale under 25% shared ownership. The property is very well maintained throughout by the current owners and the accommodation briefly comprises, to the ground floor, reception hall, open plan dining kitchen, living room, and fitted cloakroom. Upstairs are three bedrooms, the master being of a particularly good size, together with a smart family bathroom.

There are gardens to both the front and rear, and has the added benefit of allocated parking.

NO ONWARD CHAIN.

 **northwood**
Over & Above

Hallway

Composite front door, window to the front aspect, stairs to the first floor.

Lounge 3.65m x 4.60m (12'0" x 15'1")

Window and patio door to the rear aspect, under floor heating.



Dining Kitchen 5.21m x 3.29m (17'1" x 10'10")

L shaped open plan dining room and kitchen with window to the front aspect. Fitted kitchen with integrated fridge freezer, dishwasher, electric oven, gas hob with extractor over, tiled floor with underfloor heating. Concealed wall mounted 'Glow Worm' combi boiler.

Toilet 1.96m x 1.21m (6'5" x 4'0")

WC, wash hand basin, extractor.



Landing

Loft access, Built in storage/airing cupboard.

Bedroom One 3.06m x 4.60m (10'0" x 15'1")

L shaped double bedroom with two windows to the front aspect, and under floor heating.

Bedroom Two 3.65m x 2.69m (12'0" x 8'10")

Window to the rear aspect, under floor heating.

Bedroom Three 2.00m x 3.65m (6'7" x 12'0")

Window to the rear aspect, under floor heating.

Bathroom 2.52m x 1.57m (8'3" x 5'2")

Tiled floor, part tiled walls, under floor heating, bath with shower over, wc, wash hand basin.

Gardens

Rear garden is fully enclosed and has side access, lawn, paved patio, timber shed and electricity point. The front garden has a raised deck seating area and planted border.

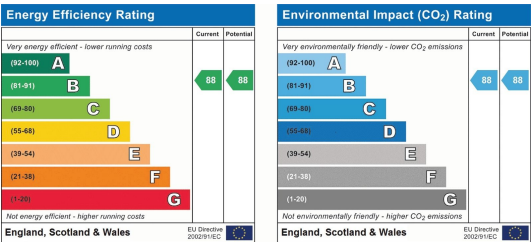
Extra Information

The property is being sold as 25% share. There is a rental payable which includes the service charge of £272.25 per month.

Council Tax Band B



This floor plan is for illustration purposes only.
Plan produced using PlanUp.



Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.