



**39 Fleetwood Drive
Banks, PR9 8HE £260,000
'Subject to Contract'**

Polished and move-in ready, this immaculate three-bedroom detached dormer home in a quiet Banks cul-de-sac blends stylish modern living with everyday convenience. Set close to local amenities, well regarded schools, and the A565 commuter links, the house offers a welcoming entrance hall with ground floor WC, a bright front lounge-dining room, and a sleek rear dining kitchen that's perfect for entertaining. Upstairs are three bedrooms and a smart family bathroom, with the main bedroom enjoying its own en-suite shower room. Outside, there's ample off-road parking for several vehicles and an established enclosed rear garden, making this a home you'll want to view without delay.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Hall

Outer entrance door and side window with double glazed stained and leaded light inserts. Tiled flooring and door leads to...

WC - 1.09m x 0.86m (3'7" x 2'10")

Vanity wash hand basin incorporating low-level WC and mixer tap. Part-wall tiling, downlighting and tiled flooring. Separate wall cupboard houses electrical consumer unit and meters.

Living/Dining Room - 4.27m x 6.02m (14'0" x 19'9" into recess)

Double glazed window to front. Woodgrain laminate-style flooring. Dining area open-plan to lounge with feature media wall incorporating inset flat-screen television recess, soundbar recess and contemporary remote-controlled fireplace below. Archway provides access to inner hall leading to kitchen/diner and staircase to first floor with handrail.

Dining Kitchen - 6.02m x 3.17m (19'9" x 10'5")

Double glazed window and double doors overlooking and providing access to the enclosed rear garden. Dining area opens to kitchen. The kitchen is arranged in a modern shaker style with a range of built-in base units including cupboards and drawers, wall cupboards, one housing the combination-style central heating boiler system. Glazed china cupboards and working surfaces incorporating breakfast bar and 1 1/2 bowl sink unit with mixer tap and drainer. Appliances include electric double oven, four-burner gas-on-glass hob with extractor hood above, integral microwave, integral fridge freezer and integral wine cooler. Internal kitchen light switch controlling the rear external lighting. Plumbing available for dishwasher and washing machine. Part-wall tiling, recessed spotlighting and tiled flooring. Useful understairs cupboard.

First Floor Landing

Loft access with a loft ladder providing access to the boarded loft, with electric lighting.

Bedroom 1 - 2.82m x 4.57m (9'3" x 15'0")

Double glazed window overlooking the rear of the property. Built-in cupboard incorporating useful hanging space and shelving. Recessed spotlighting and door leads to...

En-Suite Shower Room/WC - 1.17m x 2.82m (3'10" x 9'3")

Opaque Upvc double glazed window. Three-piece modern white suite comprising low-level WC, vanity wash hand basin with mixer tap and cupboards below, and step-in shower enclosure with glazed sliding shower screen and plumbed-in shower unit. Illuminated vanity wall mirror, tiled walls and flooring, ladder-style chromed towel rail, recessed spotlighting and extractor.

Bedroom 2 - 3.81m x 3.4m (12'6" x 11'2")

Double glazed window to front.

Bedroom 3/Home Office - 2.31m x 2.87m (7'7" x 9'5")

Upvc double glazed window. Bedroom currently arranged as a home office with fitted working surfaces and cupboards.

Bathroom/WC - 1.73m x 2.39m (5'8" x 7'10")

Opaque double-glazed window. Four-piece modern white suite comprising low-level WC, pedestal wash hand basin, bidet and panelled bath with 'Mira' electric shower unit. Tiled walls, ladder-style chromed towel rail, illuminated vanity wall mirror and wall light points.

Outside

Flagged driveway access to the front provides off-road parking for numerous vehicles, with shaped lawn and established borders stocked with a variety of plants, shrubs and bushes. Secure gated side access leads to the rear garden. The generous enclosed rear garden is predominantly arranged with flagged patio and lawn and is not directly overlooked. The garden benefits dawn-to-dusk PIR downlighting to the front of the property

Council Tax

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

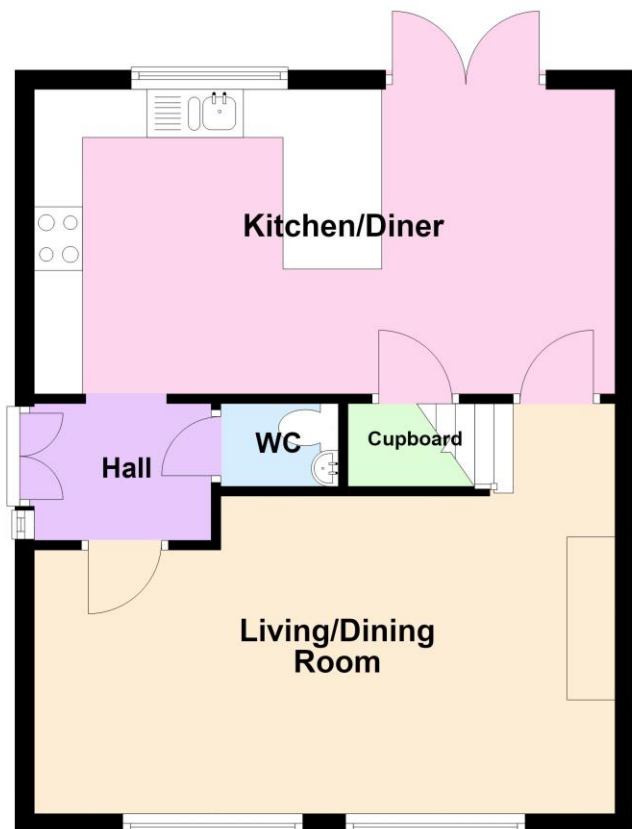
Tenure

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.



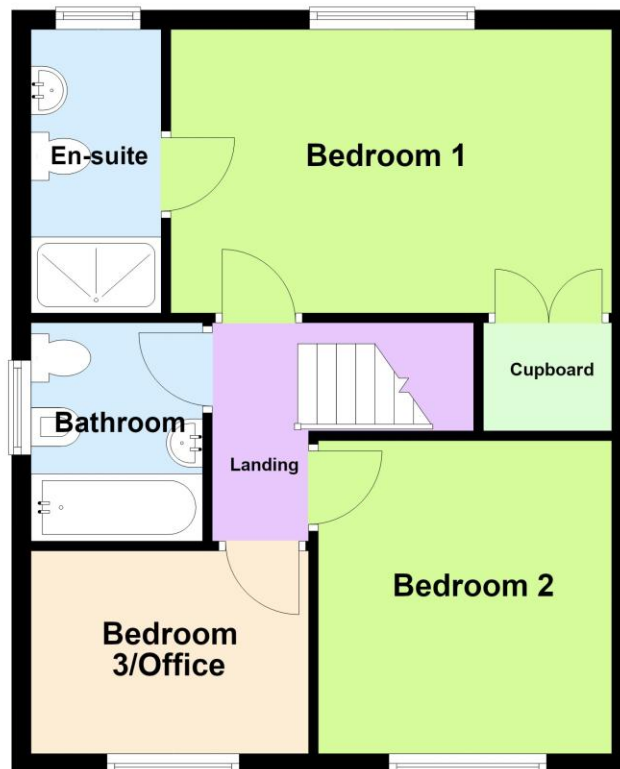
Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)

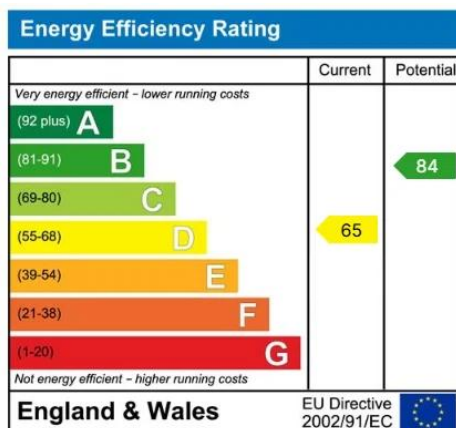


First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 90.7 sq. metres (975.9 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.