



Westerdale Drive, Banks, Southport PR9 8DG

-  **Detached House**
-  **Four Bedrooms**
-  **Two Reception Rooms**
-  **En Suite Shower Room**
-  **Utility Room**
-  **Double Garage**

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this modern style detached house which occupies a charming location within a cul-de-sac forming part of a popular residential area.

The property offers well proportioned and attractively planned accommodation which is installed with gas central heating and upvc double glazing, briefly comprising Hall, Fitted Cloakroom/wc, Front Lounge, Rear Dining Room, Fully Fitted Dining Kitchen (with oven, hob, dishwasher, fridge/freezer etc) and Utility Room to the ground floor with four Bedrooms (the principal with en suite shower room) and main Bathroom to the first floor. Outside there are established gardens to the front and rear of the property, the rear having the benefit of not being overlooked, the front incorporating a driveway leading to a double width Garage with remote controlled door.

Westerdale Drive is located off Greaves Hall Avenue which, in turn, is located off Guinea Hall Lane.

Price: £275,000 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008

GROUND FLOOR: **HALL** double glazed entrance door with double glazed windows to either side, cloaks storage cupboard, coved ceiling.

FITTED CLOAKROOM/WC white suite comprising low level wc, pedestal wash basin, circular upvc double glazed window to the front.

FRONT LOUNGE 17' 1" x 11' 10" (5.21m x 3.61m) feature fireplace with marble interior and hearth housing remote controlled living flame coal effect gas fire, coved ceiling, upvc double glazed window to the front, double doors to:

REAR DINING ROOM 10' 8" x 10' 1" (3.25m x 3.07m) double glazed sliding patio door leading to the rear garden, coved ceiling.

FITTED DINING KITCHEN 14' 5" x 12' (4.39m x 3.66m) plus recess, with a range of fitments comprising base units of cupboards and drawers, wall units to accord, contoured working surfaces, inset one and a half bowl sink unit with mixer tap positioned beneath upvc double glazed window to the rear, double opening upvc double glazed French doors to the rear garden, electric double oven, four plate electric hob, cooker hood above, integrated dishwasher, integrated fridge and freezer, under stairs storage cupboard, part tiled walls, corner shelving units.

UTILITY ROOM 5' 8" x 4' 11" (1.73m x 1.5m) with base and wall units, contoured working surface, plumbing for a washing machine, space for a tumble dryer, inset sink unit with mixer tap, double glazed door to the side, part tiled wall.

FIRST FLOOR: **LANDING** access to roof void, airing cupboard housing hot water cylinder.



FRONT BEDROOM 1 13' 5" x 11' 11" (4.09m x 3.63m) plus door recess and including area housing fitted wardrobes with four doors, flush fitting spot lights, upvc double glazed window to the front.

EN SUITE SHOWER ROOM 8' 2" x 3' 1" (2.49m x 0.94m) shower cubicle, pedestal wash basin, low level wc, upvc double glazed window to the side, electric shaver point, tiled walls.



FRONT BEDROOM 2 12' 5" x 9' (3.78m x 2.74m) plus area housing fitted wardrobes with four doors, upvc double glazed window to the front.

REAR BEDROOM 3 11' 3" x 9' 5" (3.43m x 2.87m) overall, upvc double glazed window to the rear.

REAR BEDROOM 4 8' 10" x 7' 11" (2.69m x 2.41m) upvc double glazed window to the rear.



BATHROOM 7' 10" x 6' 2" (2.39m x 1.88m) white suite comprising twin grip panelled bath with "telephone" style mixer tap and shower attachment, low level wc, pedestal wash basin, upvc double glazed window to the rear, part tiled walls, electric shaver point.



OUTSIDE: The property stands in established gardens to the front and rear of the property, the front incorporating a driveway leading to the double width Garage. The rear garden is planned with lawn, borders, established shrubs and trees, gravelled sitting area and having the benefit of not being overlooked.

DOUBLE GARAGE 17' x 16' 9" (5.18m x 5.11m) with electrically operated, remote controlled up and over door, side personal door, upvc double glazed window to the side, electric light and power.

Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E.

Tenure: Freehold.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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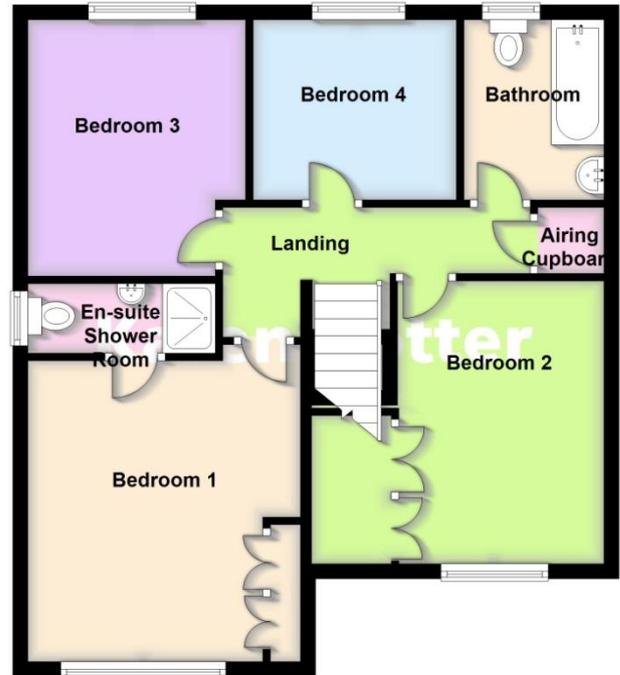
Ground Floor

Approx. 58.4 sq. metres (629.1 sq. feet)



First Floor

Approx. 59.3 sq. metres (637.8 sq. feet)



Total area: approx. 117.7 sq. metres (1266.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	