Westerdale Drive, Banks

SMART MOVE



Asking Price **£425,000**





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Located on a peaceful cul-de-sac on a much sought after Redrow development, lies this well maintained and generously proportioned detached house, which has been home to the same family since new in 1999, illustrating perfectly just what an amazing place this is to live it must be. Spanning around 1,738 sq ft, this four bedroom property is essential viewing, so call Smart Move now on 01772 811899 to enquire further and book your individual tour before it is snapped up.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, ground floor WC, study / home office, spacious lounge with feature fireplace, garden room with French doors opening to the rear garden, dining room, modern fitted kitchen which has room for a dining table as well as a centre island unit, separate utility room which has an external stable door to the side of the property as well as a internal door to the property's integral garage, first floor landing, bedroom one has fitted wardrobes and a three piece en suite shower room off, bedroom two has fitted wardrobes, bedroom three, bedroom four also has fitted wardrobes and the family bathroom completes the accommodation.

To the front of the property is ample off road parking on the driveway, as well as within the integral double garage, accessed through an electric door off the driveway. There is also a mature front garden area, boasting a patio seating area, lawn and established flower bed border. To the right-hand side is a fitted garden store for useful storage and to the left-hand side is a pathyway with gated access leading around to the rear of the property. The main garden is located to the rear and offers a generous paved sun terrace, established lawn, fenced perimeter and well established borders of plants, trees and shrubs.

How to Find the Property: To locate the property using What3Words search keywords: ///outs.fuels.host

About the Local Area: Banks is a large coastal village in Lancashire. It lies south of the Ribble estuary and four miles (6 km) north-east of Southport. The village is administered by West Lancashire Borough Council, and by North Meols parish council for parochial matters. It is in the South Ribble parliamentary constituency. Banks is the largest of the villages in the parish of North Meols on the West Lancashire coastal plain.





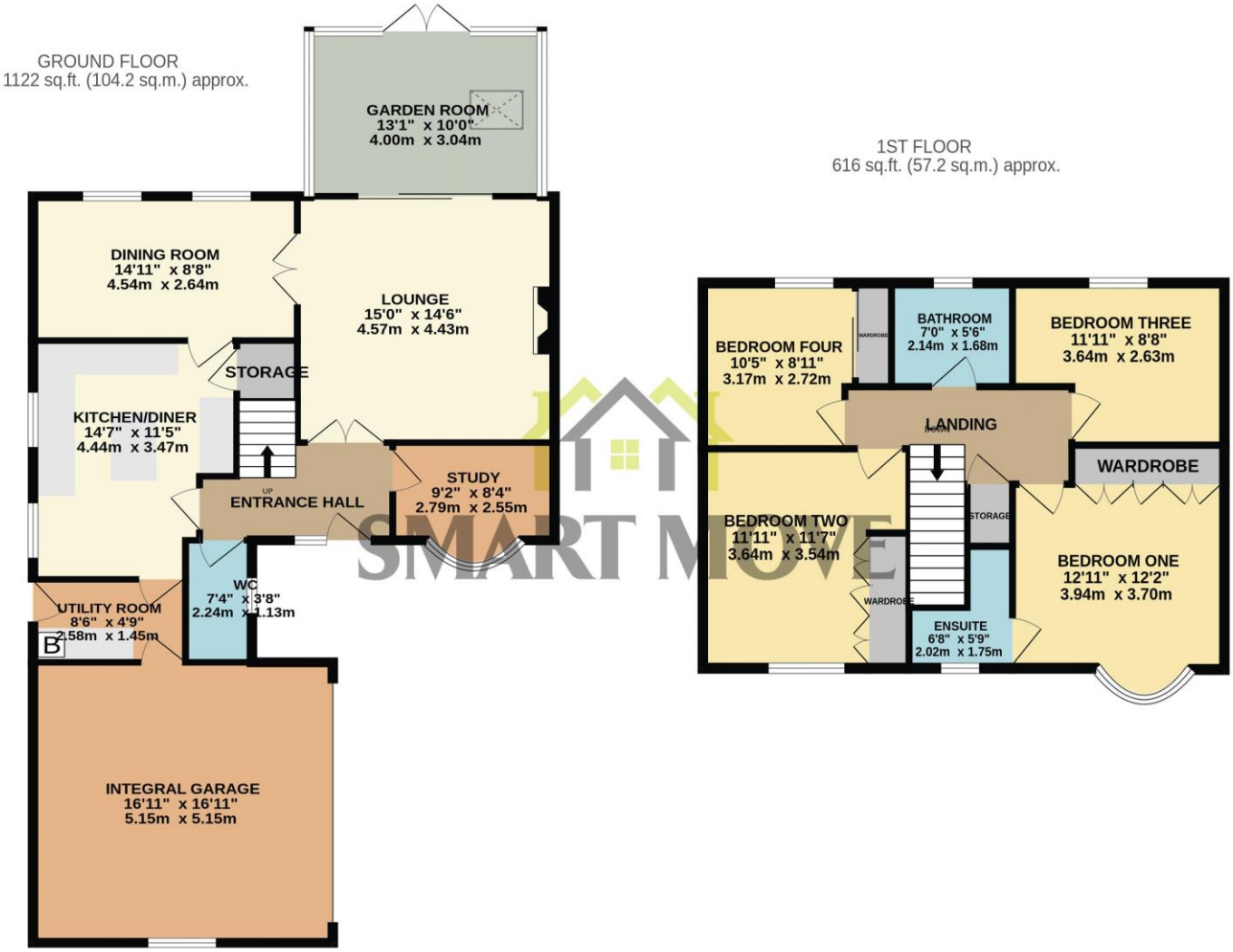
* Sold with NO ONWARD CHAIN
* Peaceful Cul-de-Sac Location
* Kitchen with Separate Utility Room
* En Suite Shower Room to Master Bedroom
* UPVC Double Glazing & Gas Central Heating
* Four Bedroom Detached Family Home
* Lounge, Dining Room, Garden Room & Study
* Ground Floor WC & First Floor Family Bathroom
* Driveway, Integral Garage with Electric Door & Mature Rear Garden
* Freehold, Council Tax Band F & EPC tbc











TOTAL FLOOR AREA : 1738 sq.ft. (161.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.