

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



£239,950

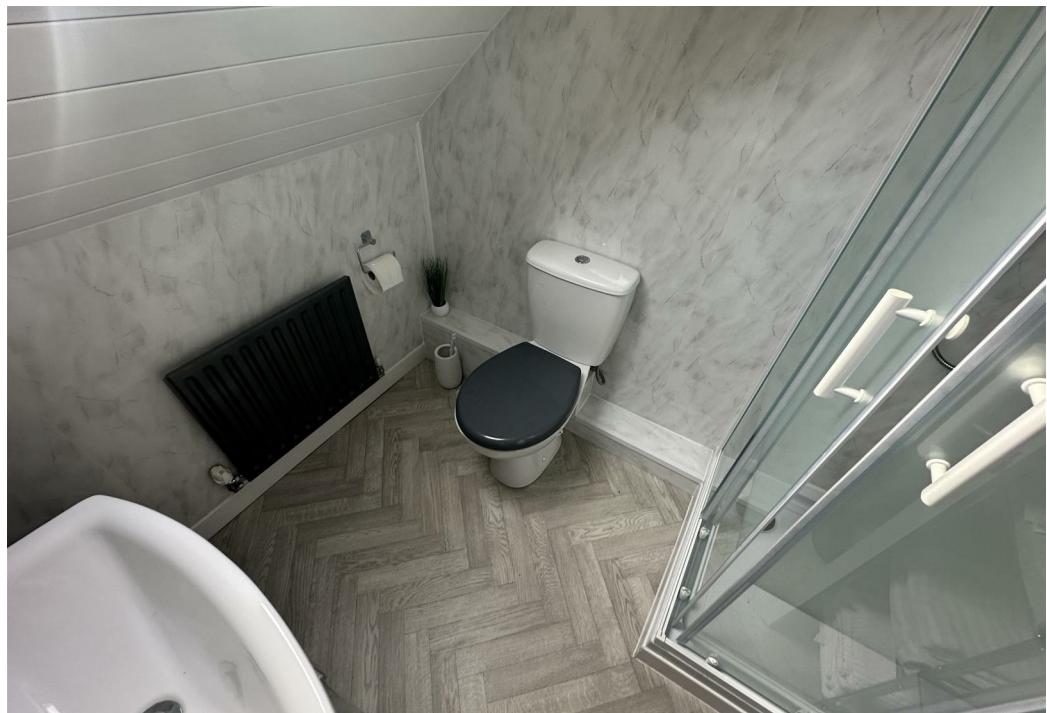
3f Gravel Lane, Banks, Southport, PR9 8BN



## PROPERTY SUMMARY

A rare opportunity to acquire a stunning double fronted town house in popular residential location close to local schools and amenities. The accommodation comprises reception hall, wc, large lounge, luxury open plan fitted kitchen with integrated appliances, dining area and lounge area with bi-fold doors leading to private rear garden. To the first floor there are three bedrooms (master with built in wardrobes and en suite) and modern family bathroom. To the front there is off street parking and the rear enjoys a private sunny aspect. Internal inspection advised to appreciate the extent and quality of this property.





## LOCAL AUTHORITY

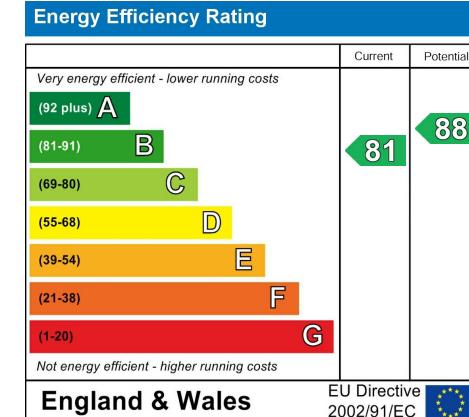
West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

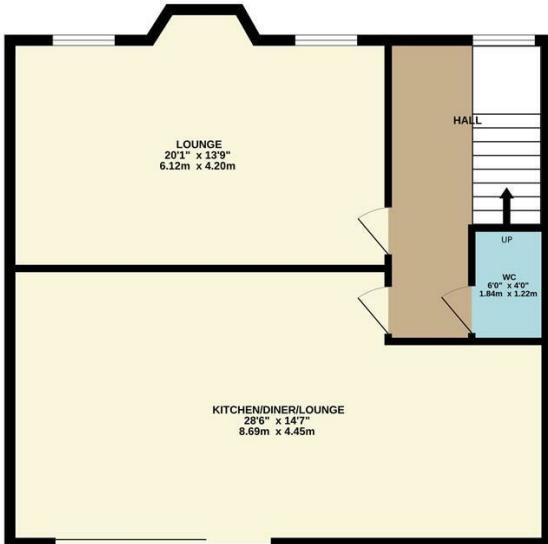
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England & Wales

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



### THREE BEDROOM TOWN HOUSE

TOTAL FLOOR AREA: 1357 sq.ft. (126.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any fixtures 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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