

Wainwright
&
Edwards

FOR SALE
01772 814863



£172,500

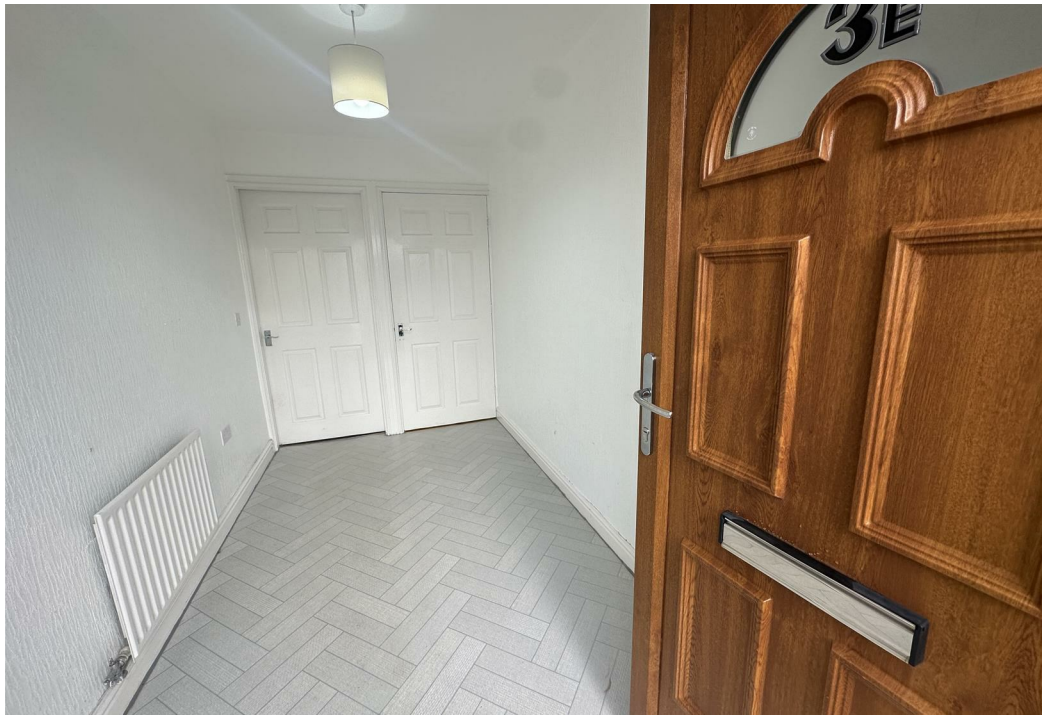
3E Gravel Lane, Banks, Southport, PR9 8BN

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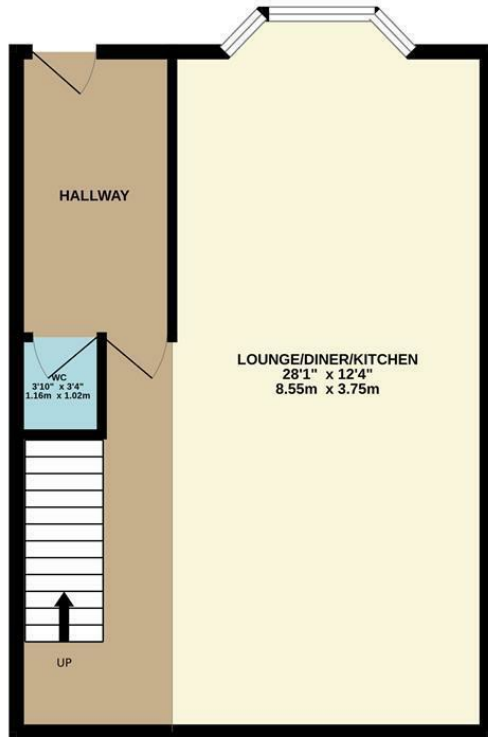
PROPERTY SUMMARY

An excellent opportunity to purchase a modern spacious mews property convenient for road links to Southport, Preston and Ormskirk. The accommodation comprises reception hall, wc, modern open plan lounge, dining room and kitchen with extensive units and breakfast bar. To the first floor there are three good size bedrooms (master with juliette balcony) and bathroom with white suite. The property has a large front drive and garden area. No chain! Early viewing advised.

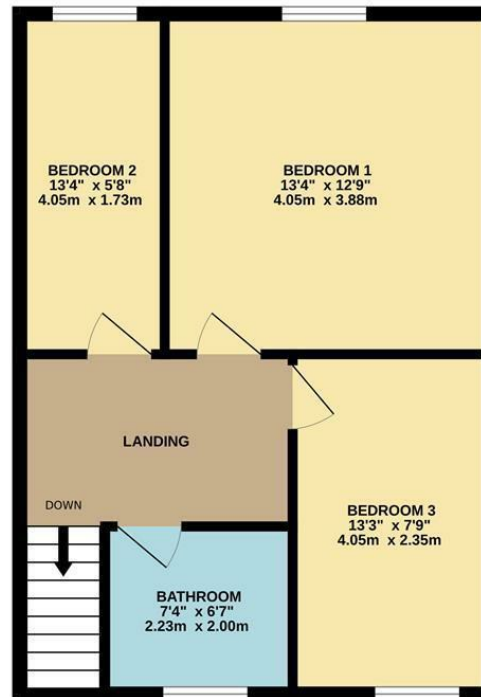




GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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.
Made with Metropix 5/2025

LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

**Wainwright
&
Edwards**

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CONTACT

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