

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £185,000

10 Abrams Green, Banks, Banks, Lancashire, PR9 8DN



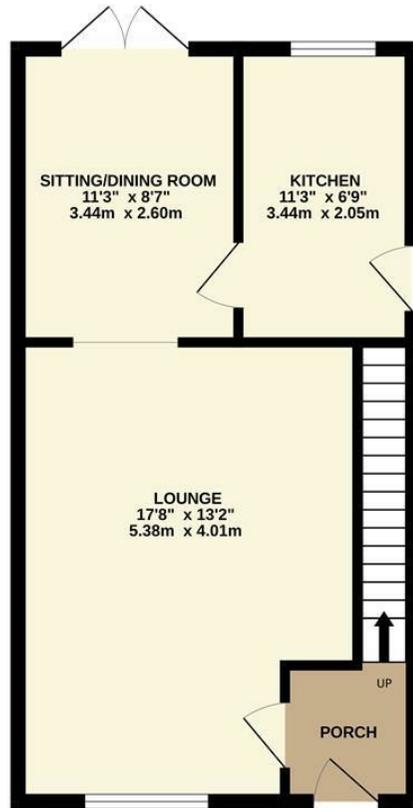
PROPERTY SUMMARY

A SPACIOUS AND WELL PRESENTED SEMI DETACHED HOUSE*SITUATED IN A POPULAR CUL DE SAC LOCATION*CLOSE TO LOCAL SCHOOLS AND AMENITIES*THE ACCOMMODATION BRIEFLY COMPRISES OF ENTRANCE HALLWAY*LOUNGE*DINING ROOM*AND MOERN FITTED KITCHEN*TO THE FIRST FLOOR THERE ARE THREE BEDROOMS*FITTED BATHROOM WITH MODERN WHITE SUITE* THE LOFT SPACE IS PARTIALLY CONVERTED AND IS CURRENTLY USED AS A STUDY*THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING*DOUBLE GLAZING*GARAGE AND GARDENS* THE REAR GARDEN IS NOT OVERLOOKED AND HAS VIEWS OVER OPEN FIELDS AND ENJOYS ASUNNY ASPECT*

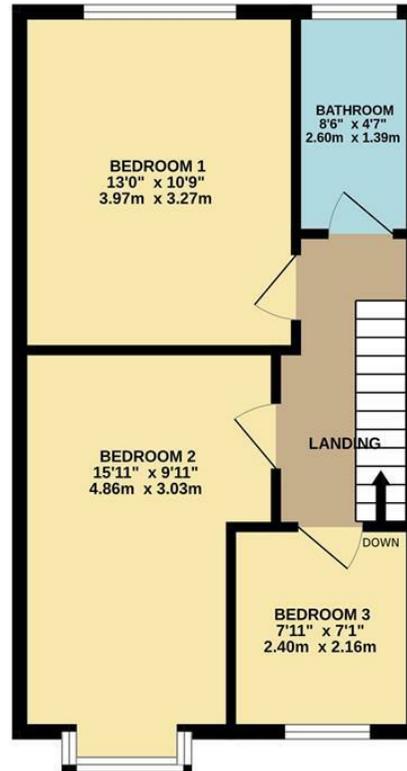




GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



3 BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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LOCAL AUTHORITY

Lancashire County Council

TENURE

Freehold

COUNCIL TAX BAND

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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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