

**For Sale**

**Lancaster Drive, Banks, PR9 8AR**



**£215,000 - Available**

**3 bedroom Semi-Detached**

- ✓ No Onward Sales Chain Delay
- ✓ Spacious Family Home
- ✓ Fitted Kitchen & Family Bathroom
- ✓ Off Road Parking
- ✓ 3 Bedroom Semi Detached
- ✓ 2 Reception Rooms
- ✓ Sun Catching Rear Garden
- ✓ EPC Band Rating - 'C'



## Description

Bailey Estates is delighted to present this well-maintained three-bedroom semi-detached home, ideally situated on Lancaster Drive in Banks.

Nestled in the heart of Banks, this home benefits from a welcoming village atmosphere while being just a short drive from Southport. The area is well-served by local shops, cafés, and essential amenities, with supermarkets, healthcare facilities, and leisure options nearby. Banks provides excellent transport links, including regular bus services to Southport and Preston, while Meols Cop and Southport train stations are easily accessible for commuters.

Families will appreciate the choice of well-regarded schools in the area, such as Banks St. Stephens Primary School and Tarleton Academy. Outdoor enthusiasts can enjoy scenic walks along the Ribble Estuary and nearby countryside, as well as golf courses and nature reserves within easy reach.

Arriving at the property, you are welcomed by a neat front lawn, gated off-road parking, and access to the rear garden. Stepping inside, a spacious entrance hallway leads to a front-facing lounge, featuring an electric fireplace (not tested) and a large window that floods the room with natural light. The lounge seamlessly flows into the rear dining room, which enjoys garden views and direct access via sliding patio doors.

The well-appointed fitted kitchen benefits from two windows, a generous storage cupboard, and a UPVC glazed door leading to the garden.

Upstairs, the first floor comprises three bedrooms, two spacious doubles and a well-sized single, alongside a family bathroom complete with a bath, sink, and WC. Additionally, there is a separate WC for added convenience.

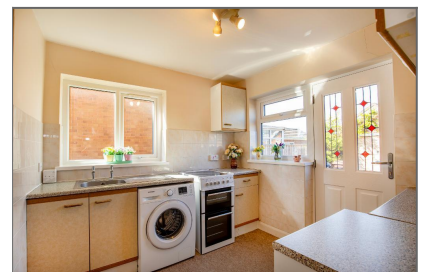
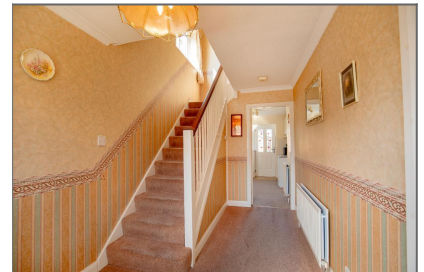
The rear garden boasts a suntrap patio, a detached garage with power, and a well-kept lawn framed by mature borders, creating a peaceful retreat for relaxation or outdoor entertaining.

With its versatile living spaces and prime location, this wonderful home is not to be missed! To arrange a viewing, contact Bailey Estates today at 01704 564163.

## Location

Leaving Bailey Estates office, head north on Liverpool Road through the village and over the train tracks. Continue straight for approximately 0.8 miles until you reach the roundabout. At the roundabout take the 3rd exit onto Marine Drive, continue here going through 3 mini roundabouts following the coastal road for 4.5 miles.

At the main roundabout take the 2nd exit onto Water Lane, follow Water Lane until the first left next to the car wash. Once you have taken this left take the first right onto Lancaster Drive where this property will be on your left.





## Ground Floor

**Entrance Hallway - 14' 2" x 7' 0" (4.34m x 2.14m)**

**Lounge - 16' 5" x 10' 5" (5.02m x 3.19m)**

**Dining Room - 9' 1" x 8' 5" (2.78m x 2.59m)**

**Kitchen - 11' 3" x 8' 11" (3.45m x 2.74m)**



## First Floor

**Landing - 10' 3" x 7' 1" (3.14m x 2.17m) (maximum measurement)**

**Bedroom 1 - 11' 8" x 9' 0" (3.56m x 2.76m)**

**Bedroom 2 - 13' 4" x 10' 1" (4.07m x 3.08m)**

**Bedroom 3 - 9' 1" x 7' 0" (2.77m x 2.14m)**

**Bathroom - 8' 0" x 5' 0" (2.46m x 1.54m)**

**WC - 4' 11" x 2' 8" (1.52m x 0.83m)**



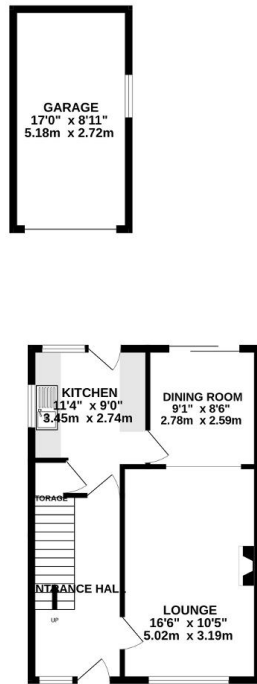
## Exterior

**Garage - 16' 11" x 8' 11" (5.18m x 2.72m)**

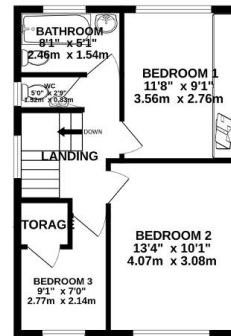


## Floorplans

GROUND FLOOR  
595 sq. ft. (55.3 sq. m.) approx.

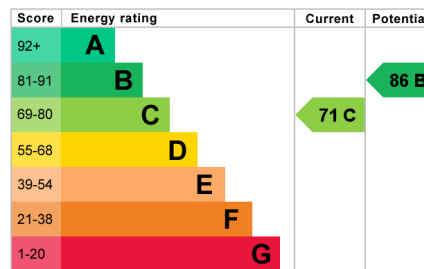


1ST FLOOR  
428 sq. ft. (39.6 sq. m.) approx.



TOTAL FLOOR AREA: 1023 sq. ft. (95.0 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## Additional Information

Council Tax Banding - C  
Local Authority - Sefton Council

Tenure: Freehold

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of

any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.