

For Sale

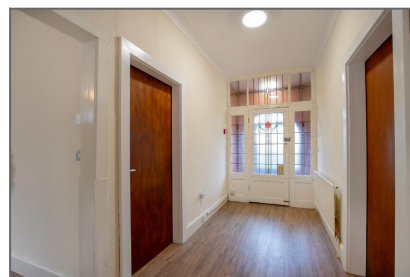
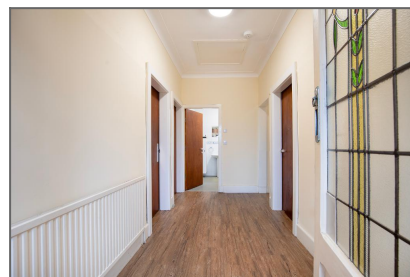
Station Road, Banks, PR9 8AP



Offers in Excess of £250,000 - Sold

4 bedroom Commercial

- ✓ **4 Bedroom Detached**
- ✓ **Great Investment Potential**
- ✓ **Potential Rental and/or HMO**
- ✓ **No Sales Chain Delay**
- ✓ **Off Road Parking**
- ✓ **Bathroom/Wet Rooms to Grd & 1st Flr**
- ✓ **Low Maintenance Garden**
- ✓ **EPC Rating - 'D'**



Description

Spacious Four-Bedroom Detached Dormer Bungalow with HMO and/or Rental Potential on Station Road, Banks - Rental Potential between £1,000pcm - (£2,000pcm as HMO).

Located in the semi-rural village of Banks in Lancashire, this versatile detached dormer bungalow offers an excellent investment opportunity with potential for a long term rental and/or HMO (subject to necessary permissions). Banks provides a charming village lifestyle with a range of amenities, including two primary schools, a church, a leisure centre, a doctors surgery, a pharmacy, a Co-op supermarket, hairdressers, a newsagent, and several takeaways.

Conveniently situated just 4 miles from Southport and 5 miles from Tarleton via the A59, the village also benefits from excellent transport links, with Preston approximately 12 miles away and easily commutable. For rail travel, the nearest stations are Meols Cop (2.9 miles) and Southport (3.7 miles).

The property itself features a flexible layout, with three well-proportioned bedrooms located on the ground floor, alongside a downstairs wet room. A fourth bedroom is situated upstairs, offering added privacy and versatility. The ground floor further includes a large reception lounge, a modern fitted kitchen with ample storage, and a separate dining room. Accessibility is thoughtfully enhanced with ramps to the front and side of the property.

Externally, the property offers a low-maintenance garden, a brick-built outbuilding suitable for storage or utility use, and off-road driveway parking for multiple vehicles.

This well-located property combines convenience, accessibility, and potential, making it an excellent choice for investors or those seeking adaptable living spaces. Contact us today to arrange a viewing on 01704 564163 and explore all that this property has to offer.

Location

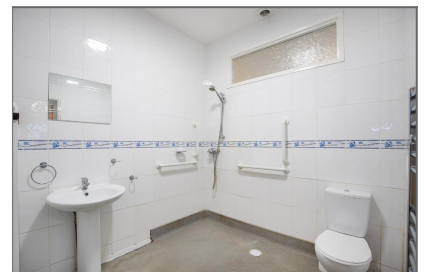
Leaving Bailey Estates office head north on Liverpool Road over the train tracks and continue for approximately 1.5 miles to the round about.

At the roundabout, take the 3rd exit onto Marine Drive, at the next roundabout take the 2nd exit to continue on Marine Drive.

Continue straight with the coast on your left through a further 2 roundabouts, follow down the costal road until you get to a further round about where you will take the 2nd exit onto Water Lane/A565 follow for approximately 0.5 miles then take the left turn onto Station Road where the property will be on your right.

Ground Floor

Vestibule - 3' 10" x 5' 9" (1.18m x 1.77m)



Entrance Hallway - 13' 4" x 5' 9" (4.08m x 1.77m)

Bedroom 1 - 15' 5" x 13' 0" (4.72m x 3.97m)

Bedroom 2 - 15' 1" x 12' 9" (4.6m x 3.91m)

Dining Room - 10' 11" x 10' 4" (3.35m x 3.17m)

Bedroom 3 - 13' 0" x 11' 1" (3.97m x 3.38m)

Wet Room - 8' 0" x 7' 2" (2.44m x 2.2m)

Living Room - 21' 5" x 13' 7" (6.55m x 4.16m)

Kitchen - 21' 5" x 9' 10" (6.55m x 3m)

Rear Porch - 17' 0" x 4' 9" (5.2m x 1.45m)

WC - 4' 9" x 4' 5" (1.45m x 1.35m)

Utility Room - 16' 11" x 9' 11" (5.18m x 3.04m)



First Floor

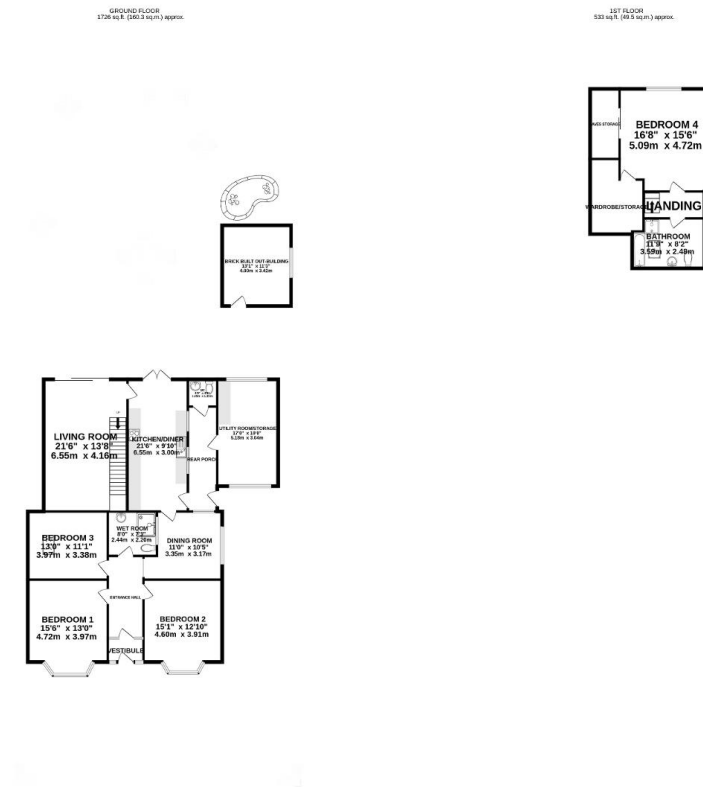
Landing - 9' 10" x 4' 4" (3.02m x 1.33m)

Bedroom 4 - 16' 8" x 15' 5" (5.09m x 4.72m)

Bathroom - 8' 1" x 11' 9" (2.48m x 3.59m)



Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - E
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.