

For Sale

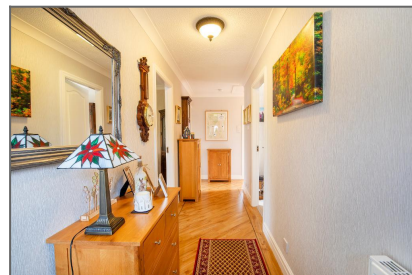
Gravel Close, Banks, PR9 8FR



**Offers in Excess of £285,000 -
Sold Subject to Contract**

2 bedroom Bungalow

- ✓ **Detached Bungalow**
- ✓ **Bright Front Reception Room**
- ✓ **Sun Catching Rear Garden**
- ✓ **Modern Kitchen/Dining Room**
- ✓ **Off Road Driveway Parking and Garage**
- ✓ **2 Double Bedrooms**
- ✓ **Modern Fitted Shower Room**
- ✓ **Bright Conservatory**
- ✓ **EPC Band Rating - 'D'**



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Bailey Estates is a trading name of
'Nigel Bailey Estates Limited'

Description

Bailey Estates is delighted to present this charming two-bedroom detached bungalow, nestled within the peaceful cul-de-sac of Gravel Close in Banks. This sought-after village offers a perfect blend of rural charm and modern convenience, with excellent transport links to Southport and Preston. With scenic countryside walks and the nearby Ribble Estuary providing a tranquil backdrop, this location is ideal for those seeking a relaxed lifestyle while remaining well-connected.

Approaching the property, you are welcomed by a well-maintained driveway leading up to the garage, providing ample off-road parking. The front garden is beautifully manicured, featuring a lush lawn and well-tended shrubs, adding to the home's kerb appeal. Two side access gates allow for convenient entry to the private rear garden.

Stepping inside, a bright and inviting entrance hallway sets the tone for this well-presented home. To the right, the front reception lounge offers a comfortable living space, bathed in natural light from a bay window, and complemented by a gas fireplace for warmth and ambiance.

To the left, the modern fitted kitchen and dining room is a true highlight, boasting an array of upper and lower-level base units and a comprehensive range of integrated appliances, including a fridge freezer, four-ring gas hob, double eye-level electric oven and grill, dishwasher, washing machine, and tumble dryer. Double patio doors from the dining area lead seamlessly into the sunroom, where you can relax while enjoying delightful views over the rear garden.

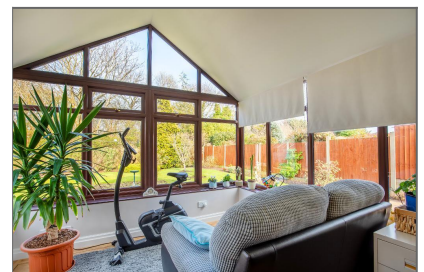
Heading further into the property, the hallway leads to two generously sized double bedrooms, both featuring fitted wardrobes for convenient storage. The modern shower room is stylishly designed with a large shower enclosure, sink, and WC set within a sleek vanity unit.

The rear garden is a true retreat, boasting a beautifully manicured lawn, neat borders with mature trees and shrubs, and an initial paved patio area, perfect for outdoor relaxation. Additionally, the garden offers ample storage, including a shed, greenhouse, and garage with an up-and-over door and side access.

Don't miss out on this fantastic opportunity! Call Bailey Estates today on 01704 564163 to arrange your viewing.

Location

Leave Bailey Estates office, head north on Liverpool Road through the village continuing straight until you reach the roundabout at the Costal Road. Take the 3rd exit onto Marine Drive continuing over 3 mini roundabouts following the Costal Road for approximately 4 miles. At the next main roundabout take the 2nd exit onto Water Lane follow as the road turns into a dual carriageway, once you



have passed the car wash on the left follow until you see the right turn onto Gravel Lane, follow the road to the right then turn right onto Gravel Close cut-de-sac where the property will be on your right.

Ground Floor

Entrance Hallway - 18' 6" x 4' 4" (5.64m x 1.33m)

Lounge - 15' 8" x 15' 2" (4.8m x 4.63m)

Kitchen/Dining Room - 15' 6" x 10' 2" (4.73m x 3.12m)

Conservatory - 10' 6" x 8' 11" (3.22m x 2.72m)

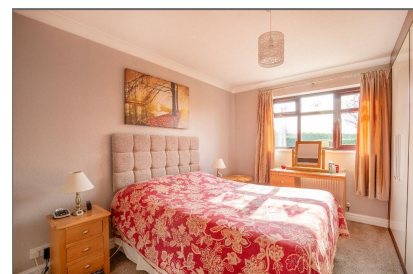
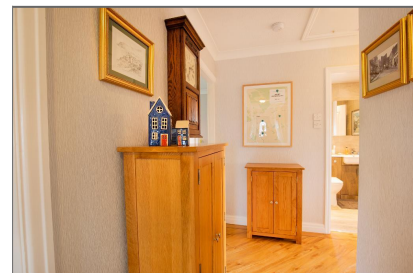
Bedroom 1 - 10' 2" x 8' 11" (3.12m x 2.72m)

Bedroom 2 - 12' 5" x 9' 4" (3.8m x 2.86m)

Shower Room - 7' 4" x 5' 11" (2.26m x 1.81m)

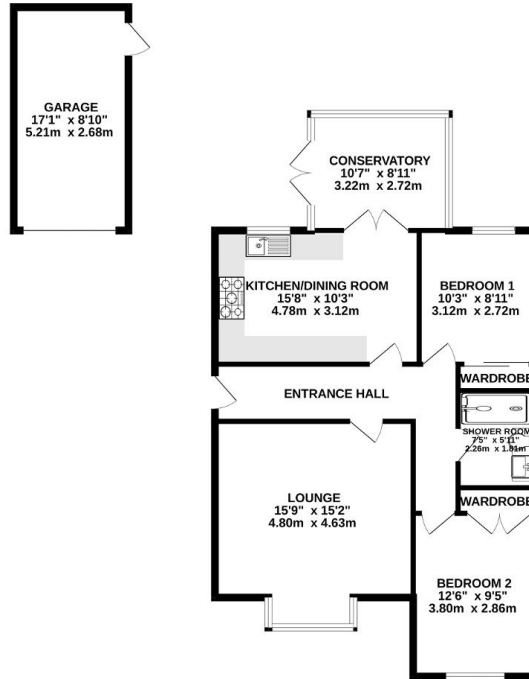
Exterior

Garage - 17' 1" x 8' 9" (5.21m x 2.68m)



Floorplans

GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.