

For Sale

Sherbrook Drive, PR9 8SP



**Offers in Excess of £230,000 -
Sold Subject to Contract**

3 bedroom Semi-Detached

- ✓ **3 Bedroom Semi Detached**
- ✓ **Fitted Kitchen/Dining Room**
- ✓ **Master Bedroom With En-Suite**
- ✓ **EPC Band Rating - 'B'**
- ✓ **New Build**
- ✓ **Modern Family Bathroom**
- ✓ **Sun Catching Rear Garden**
- ✓ **Off Road Parking**



Description

Bailey Estates is delighted to present this stunning three-bedroom new build home located on Sherbrook Drive in Banks. Situated on a desirable corner plot, the property features a neat front lawn and off-road driveway parking to the side. The front exterior is truly eye-catching.

Banks is a well-connected village offering a range of amenities and excellent transport links. The A565 provides easy access to Southport, just four miles away, as well as Preston.

Families will appreciate the selection of local schools, including Banks Methodist Primary School on Chapel Lane and Banks St Stephens Primary School on Greaves Hall Avenue. For secondary education, students typically attend schools in nearby Southport or Tarleton High School.

Upon entering the property, you're welcomed into a bright entrance hallway with stairs leading to the first floor. To the left, the spacious front lounge offers ample natural light, creating a warm and inviting atmosphere. The rear of the property boasts a modern fitted kitchen and dining area, illuminated by a window and patio doors that open onto an expansive wrap-around garden. The kitchen is equipped with integrated appliances, including a fridge freezer, four-ring gas hob, and electric oven. A convenient utility area provides additional storage and functionality. Completing the ground floor is a well-appointed WC.

Rising to the first floor, you will find three well-proportioned bedrooms. The master bedroom, located at the front of the property, is a generous double with ample space for freestanding furniture. Adjacent to this is a smaller single bedroom, also at the front, which benefits from a spacious built-in storage cupboard; perfect for use as a home office, nursery, or guest bedroom. The third bedroom, a comfortable double, is positioned at the rear of the property and enjoys lovely views over the garden.

A modern and spacious family bathroom, complete with a bath, WC, and sink, serves the two additional bedrooms. The first-floor landing also benefits from a spacious built-in storage cupboard, ideal for keeping household essentials neatly tucked away.

Externally, the rear garden offers a paved patio area, ideal for entertaining or relaxing. Two gates provide access to the front and side parking spaces. The lawn is meticulously maintained, complemented by beautiful borders.

This beautifully presented home is not to be missed. Contact Bailey Estates today on 01704 564163 to arrange a viewing.

Location

Leaving Bailey Estates office, head north on Liverpool Road through the village,



continuing straight for approximately 0.8 miles, then at the roundabout take the 2nd exit onto Marine Drive.
Continue along Marine Drive going through 3 roundabouts continue along Costal Road until the main roundabout. At the roundabout take the 2nd exit onto Water Lane continue past the car wash following the dual carriageway up to the roundabout. At the roundabout take the first exit onto Gravel Lane, then at the next roundabout the 3rd exit onto Greaves Hall Avenue. Follow until the end of the road taking the final right hand turn onto Aveling Drive, following the road round until you continue straight onto Sherbrooke Drive where this property will stand proudly on the corner.

Ground Floor

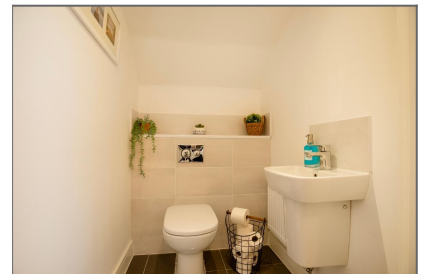
Entrance Hallway - 7' 10" x 4' 5" (2.41m x 1.35m)

Lounge - 14' 3" x 13' 6" (4.35m x 4.12m)

Kitchen/Dining Room - 13' 6" x 10' 9" (4.12m x 3.3m)

Utility Area - 5' 7" x 4' 0" (1.71m x 1.24m)

WC - 5' 2" x 4' 0" (1.59m x 1.24m)



First Floor

Landing - 10' 4" x 6' 9" (3.17m x 2.08m) (maximum measurement)

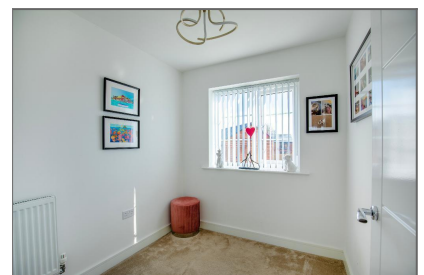
Bedroom 1 - 10' 6" x 9' 10" (3.22m x 3m)

Bedroom 2 - 10' 7" x 10' 1" (3.23m x 3.09m)

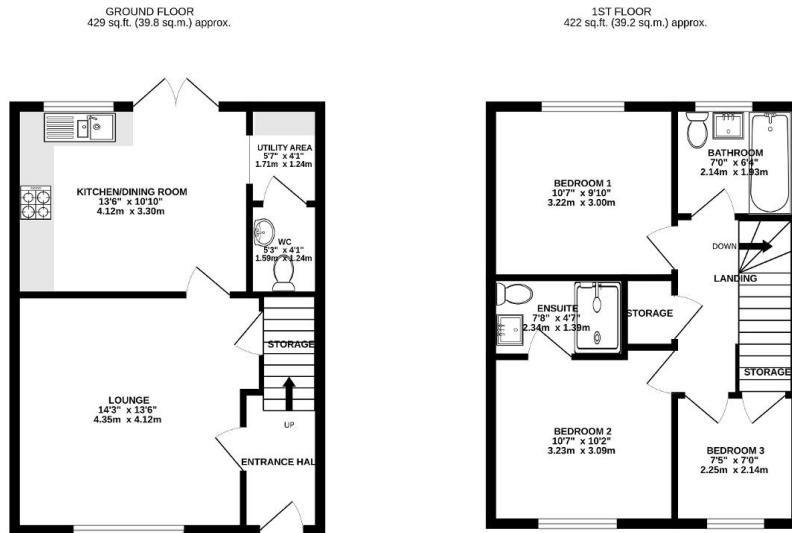
En Suite - 7' 7" x 4' 6" (2.34m x 1.39m)

Bedroom 3 - 7' 4" x 7' 0" (2.25m x 2.14m)

Bathroom - 7' 0" x 6' 3" (2.14m x 1.93m)

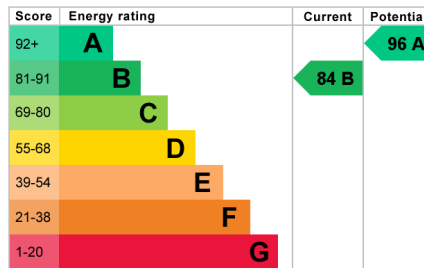


Floorplans



TOTAL FLOOR AREA: 851 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Additional Information

Council Tax Band C
Local Authority West Lancashire

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.