



**61 Bankfield Lane
Southport, PR9 7NL, £360,000
'Subject to Contract'**

We're proud to bring to market this exceptionally presented, modernised and extended, three-bedroom semi-detached family home on Bankfield Lane, just a short stroll from the Botanical Gardens and historic Churchtown Village, with its restaurants, boutique shops, bars and well-regarded Primary Schools close by. The house is immaculate throughout. A vestibule leads into the hall and a front lounge with A log burning stove, while the hall opens into a stunning open-plan living-dining kitchen with vaulted ceiling, 'Velux' windows, shaker-style units, Integrated appliances, an island with breakfast bar, and twin doors out to a raised deck and family-friendly enclosed garden. Upstairs there's three bedrooms and a modern family bathroom with underfloor heating. Outside, there's off-road parking to the front for several vehicles. Early viewing is strongly recommended.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Enclosed Entrance Vestibule

Upvc double glazed outer storm doors lead via vestibule with glazed inner door and leaded light side insert to....

Entrance Hall

LVT herringbone style flooring laid with staircase turned to first floor including handrail, spindles and newel post. Door leads to front lounge and hallway provides open plan access leading to a fabulous rear living dining kitchen.

Lounge - 4.39m x 3.96m (14'5" into bay x 13'0" into recess)

Upvc double glazed bay window to front. Wood burning stove inset to chimney breast with exposed brick interior over slate hearth with wooden mantelpiece.

Living Dining Kitchen - 6.83m x 5.61m (22'5" into recess x 18'5")

Fabulous entertaining space, extended and modernised with improvements and LVT herringbone style flooring continued from entrance hall. Living area open plan to dining kitchen, perfect for entertaining, which includes a range of built-in shaker style base units complemented by copper handles and incorporating central island unit with breakfast bar and inset one and a half bowl sink unit with mixer tap and drainer. Appliances include 'Smeg' Range double oven with six burner hob and concealed extractor over. There is also plumbing available for both washing machine and space for tumble dryer. Space and recess for freestanding American style fridge freezer. Partial wall tiling and vaulted ceiling provides two 'Velux' double glazed skylights maximising natural light. Cupboard to understairs houses wall mounted combination style central heating boiler system and meters.

First Floor Landing

Opaque Upvc double glazed window with loft access via drop down ladder, partially boarded for additional storage purposes.

Bedroom 1 - 4.39m x 3.53m (14'5" into bay x 11'7" into recess)

Upvc double glazed bay window. TV point wall mounted to chimney breast.

Bedroom 2 - 4.39m x 3.58m (14'5" x 11'9" into recess)

Upvc double glazed window overlooking the rear garden.

Bedroom 3 - 2.49m x 2.41m (8'2" x 7'11")

Upvc double glazed window. Partial wall panelling.

Family Bathroom/WC - 2.72m x 2.41m (8'11" x 7'11")

Modern three-piece white suite comprising low level WC, vanity wash hand basin with waterfall style mixer tap and cupboards below, L-shaped panel bath with waterfall mixer tap, handheld shower attachment, glazed shower screen and plumbed-in rainfall style shower. Tiled walls with illuminated vanity wall mirror and further inset wall shelving with recessed spot lighting. Chrome heated ladder style towel rail and recessed spot lighting. Bathroom benefits from underfloor heating.

Outside

Hard surfaced driveway to the front provides off-road parking for numerous vehicles with lawn and borders. Secure gated side access leads to the rear garden with flagged patio and raised decked terrace. Lawned garden incorporating loose bark borders with children's play area, not directly overlooked and ideal for family enjoyment.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band C. This information is provided for guidance only and should be verified by the purchaser.

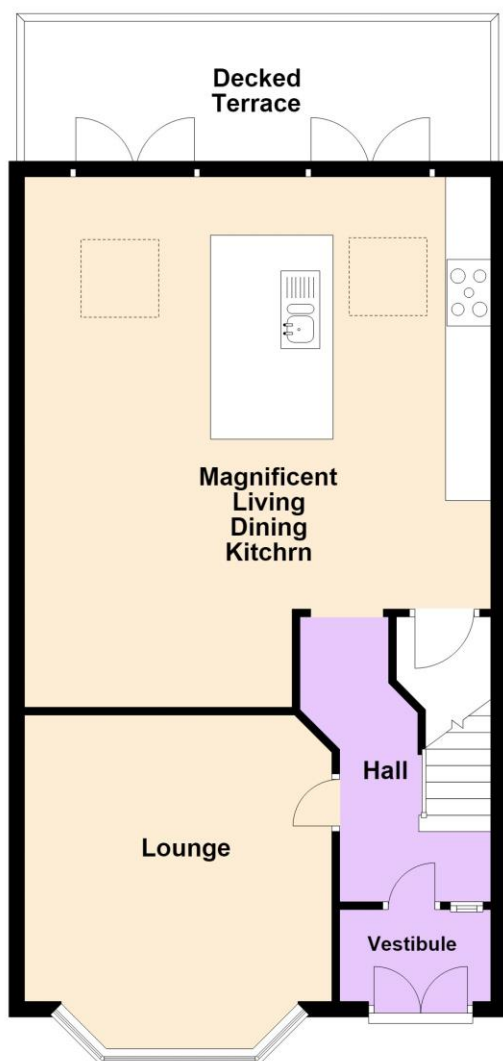
Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



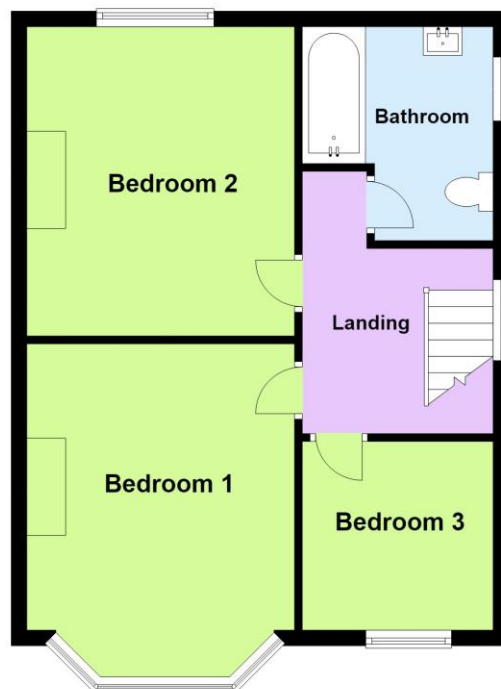
Ground Floor

Approx. 691.3 sq. feet
(excluding Decked Terrace)



First Floor

Approx. 506.8 sq. feet



Total area: approx. 1198.1 sq. feet



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.