



Plover Close, Banks,
Lancashire, PR9 8RU

Offers Over £325,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Constructed by Redrow in 2015 from their Heritage collection with the residual NHBC.

The Canterbury is the largest style property Redrow offered on this development with an internal floor area exceeding 1,400 sq ft.

From the moment you arrive at this property, you will not be disappointed!! The welcoming entrance hall leads directly to the heart of the home the OPEN-PLAN KITCHEN/DINER which is perfect for family life and entertaining. The lounge is spacious and offers a relaxing vibe to unwind after a busy day. There is a snug which is currently used as a HOME OFFICE.

Upstairs, there are FOUR BEDROOMS and a family bathroom. The master bedroom has an EN-SUITE shower room.

A bonus - the current Vendor has recently fitted Kardean flooring to the ground floor and replaced carpets to the first floor.

This property is tucked away in a quiet CUL-DE-SAC with open green space to the front. There is OFF-ROAD parking for at least TWO CARS and a DOUBLE GARAGE. The rear garden enjoys a SUNNY SOUTH/WEST-facing aspect.

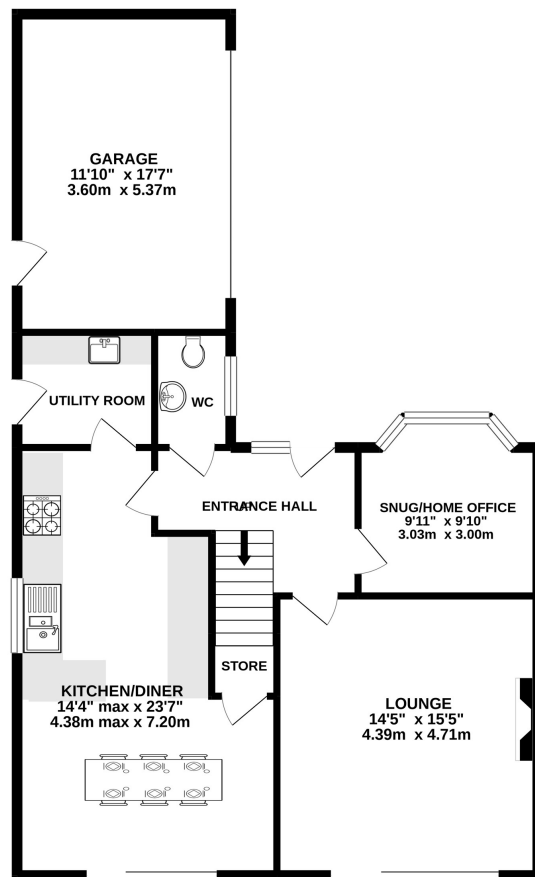
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Leasehold 999 years from 01/07/2014 ground rent £200 pa and service charge £200 pa max.

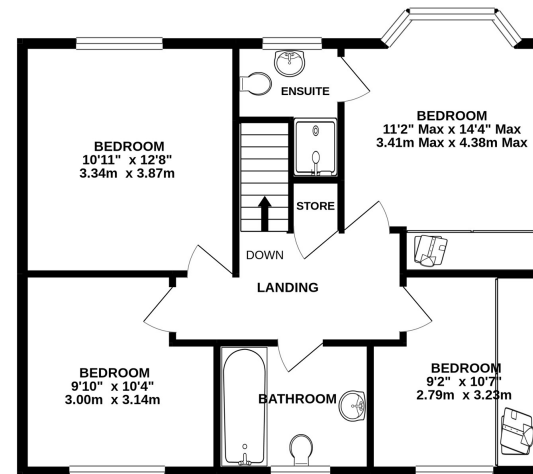




GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1665 sq.ft. (154.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

