



Westerdale Drive, Banks, Southport

Offers Over £459,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within a quiet cul-de-sac in the highly sought-after village of Banks, Southport. Offering generous living accommodation, high-quality finishes throughout and a wonderfully private rear garden, this exceptional home is perfectly suited to growing families seeking both comfort and practicality. Banks village centre is just a short distance away, providing a range of independent shops, local amenities and well-regarded schools, while excellent bus links offer convenient access into both Southport and Preston. The nearby M6 motorway network also provides straightforward commuter links further afield, making this an ideal location for those balancing family life with travel.

Stepping through the welcoming entrance hall, you are led into a spacious lounge positioned at the front of the home, featuring a charming bay window that fills the room with natural light. To the rear, the dining room enjoys pleasant views over the garden, creating an ideal setting for family meals and entertaining. The impressive bespoke modern kitchen is fitted with a range of premium integrated appliances, including a KitchenAid five-ring gas hob, microwave, oven and plate warmer, Bosch dishwasher and Teka fridge/freezer. French doors open into a stunning orangery with additional French doors and Velux windows, creating a bright and versatile living space overlooking the garden. A practical utility room sits just off the kitchen and provides internal access to the integral double garage.

The first floor offers four generously sized double bedrooms, ensuring ample accommodation for the whole family. The spacious principal bedroom benefits from a stylish four-piece en-suite shower room, while the remaining bedrooms are all well-proportioned, with the fourth currently utilised as a home office. Completing the first floor is a contemporary three-piece family bathroom finished to a modern standard.

Externally, the property enjoys excellent kerb appeal with a well-maintained front garden, attractive flower beds, a driveway providing off-road parking for up to two vehicles and an integral double garage. The home also benefits from the addition of solar panels, offering improved energy efficiency and helping to reduce running costs. To the rear, the secluded garden provides a peaceful retreat, featuring a paved patio ideal for outdoor dining, a well-kept lawn and an abundance of mature trees, shrubs and planted borders. Combining spacious accommodation, quality finishes, energy-efficient features and a desirable location, this is a fantastic opportunity to secure a superb family home.























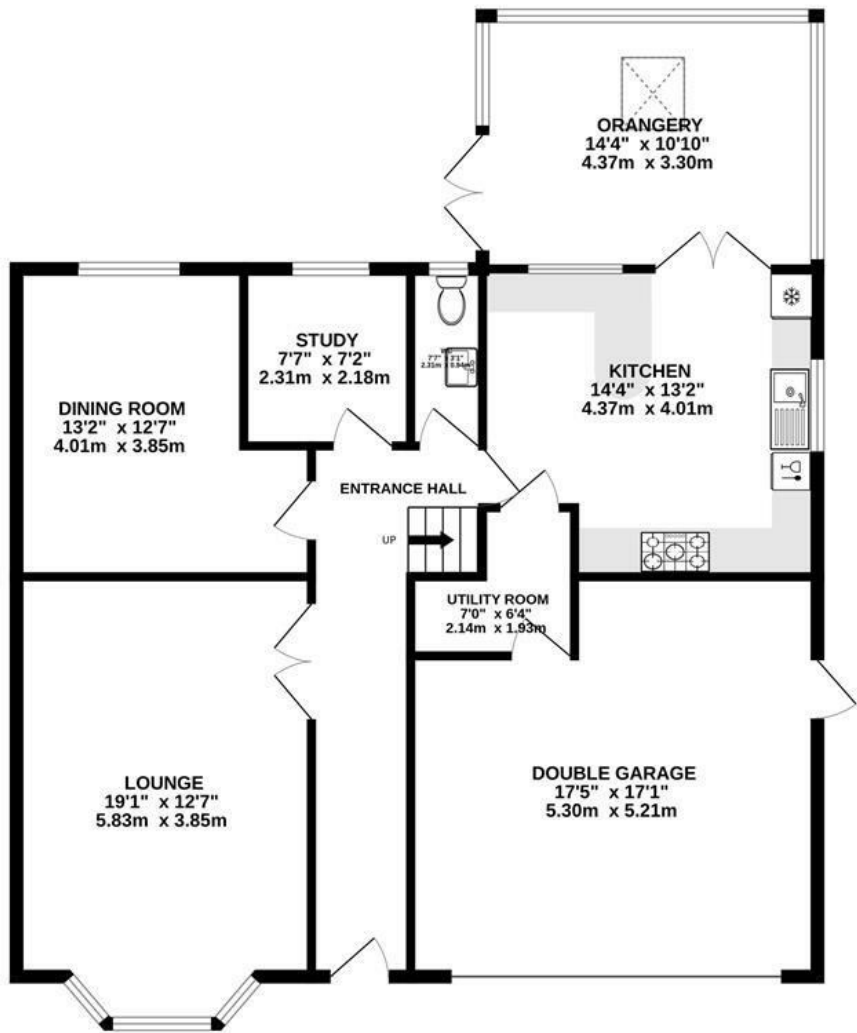




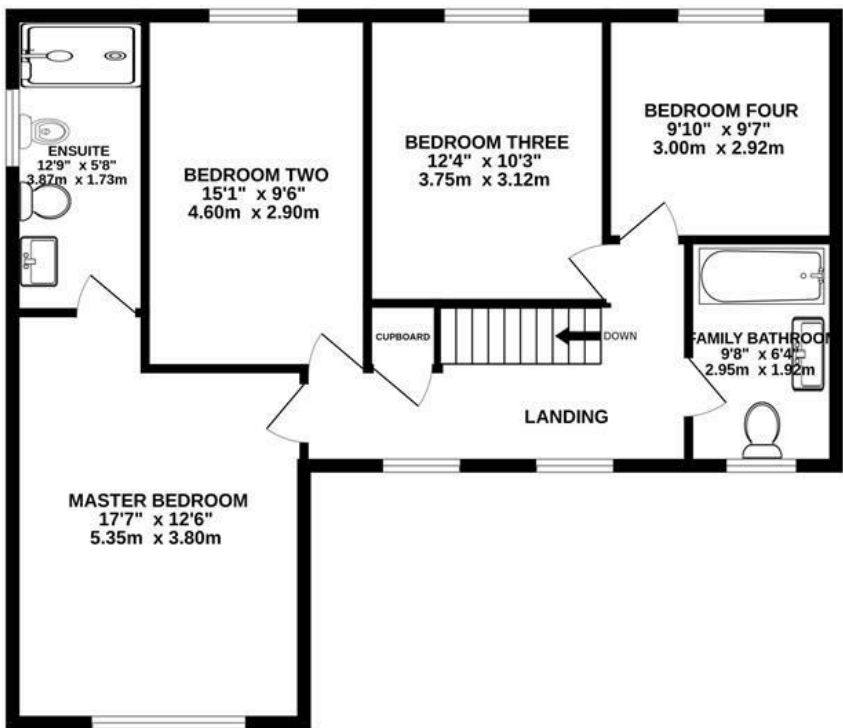


BEN ROSE

GROUND FLOOR
1205 sq.ft. (112.0 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 2021 sq.ft. (187.8 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

