

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## 14 LAIRGILL, HIGH BENTHAM

**PRICE: £189,950**



**Council Tax Band: B**

**Tenure: Freehold**

**Energy Performance Certificate Band: D**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF **T:** 015242 61444 **E:** [property@rtturner.co.uk](mailto:property@rtturner.co.uk) **W:** [www.rturner.co.uk](http://www.rturner.co.uk)



# 14 LAIRGILL, HIGH BENTHAM, NR LANCASTER, LA2 7JZ

Immaculately presented stone built 3 bedroomed property over 3 floors with lovely front and rear gardens and ample parking. Located within walking distance of local shops and amenities and within the catchment area for QES and Settle College. Briefly comprising spacious lounge, separate dining room, kitchen and utility, three bedrooms and family bathroom. **VIEWING IS ESSENTIAL To APPRECIATE THIS TRULY BEAUTIFUL PROPERTY.**

**VIEWING:** Strictly by prior appointment through Richard Turner & Son Bentham Office.

## Accommodation Comprising:

### Ground Floor:

#### **Lounge:**

18'5 x 17'3 (5.61m x 5.26m) Double glazed windows with deep sills, living flame gas fire, understairs storage cupboard, inset ceiling spotlights, two radiators, outside door.

#### **First Floor:**

#### **Landing:**

3'6 x 3'3 (1.07m x 0.99m) Front door and internal door.

#### **Dining Room:**

15'8 x 11'11 (4.78m x 3.63m) Double glazed window, open to kitchen, ceiling light, two radiators.

#### **Kitchen:**

12'2 x 6'1 9 (3.71m x 1.85m) Double glazed window, range of base and wall units, stainless steel sink unit, integrated electric fan oven, gas hob, inset ceiling spotlights, radiator.

#### **Utility Room:**

6'1 x 5'11 (1.85 x 1.80m) Double glazed window, gas combi boiler, plumbed for washing machine.

### Second Floor:

#### **Landing:**

Loft access.

#### **Family Bathroom:**

8'7 x 5'8 (2.62m x 1.73m) Double glazed window, pedestal wash hand basin, wc, corner bath, separate shower, fully tiled walls, laminate flooring, radiator.

#### **Bedroom 1:**

9'6 x 8'8 (2.90m x 2.64m) Double glazed window, radiator.

#### **Bedroom 2:**

9'6 x 9' (2.90m x 2.74m) Double glazed window.

#### **Bedroom 3:**

8'9 x 6'3 (2.67m x 1.91m) Double glazed window, radiator.

### Outside:

#### **Front:**

Raised lawned front garden, storage shed and parking.

#### **Rear:**

Low maintenance garden with patio area and access to car park.

#### **Utilities:**

Mains water, electricity, gas and drainage connected.

#### **Network / Broadband:**

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

**Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

***Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.***



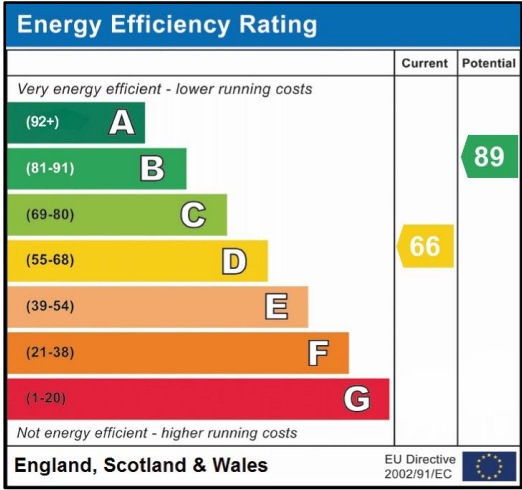








**ENERGY PERFORMANCE CERTIFICATE**



## FLOOR PLANS

### Lairgill

Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft

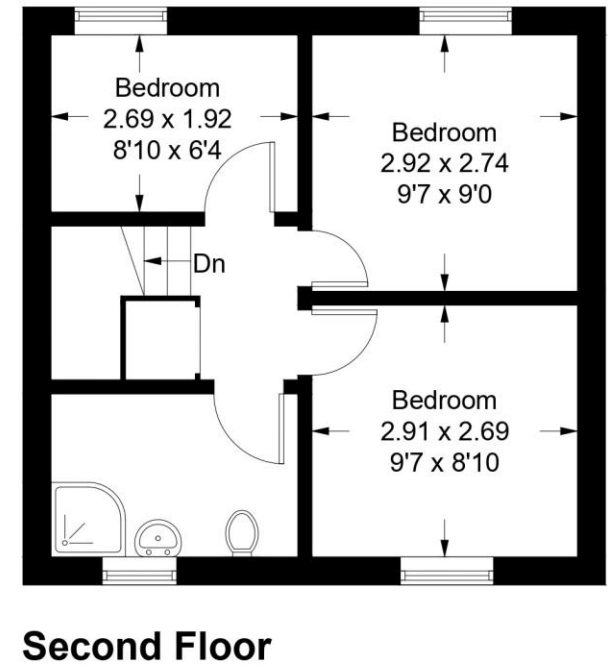
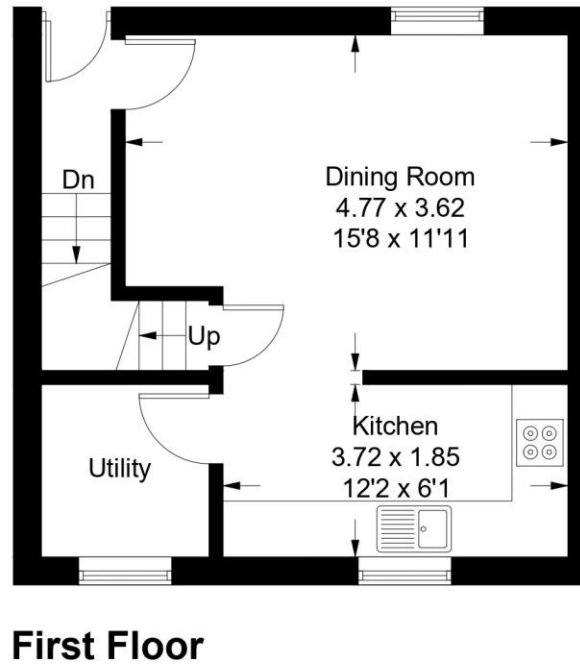
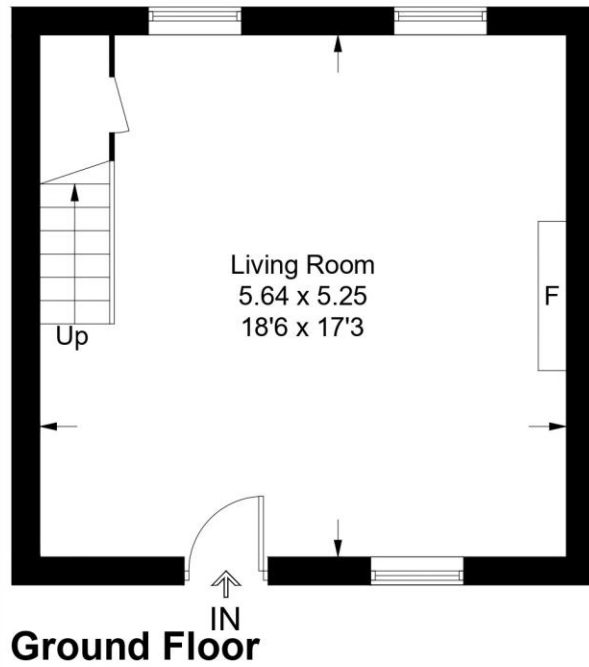
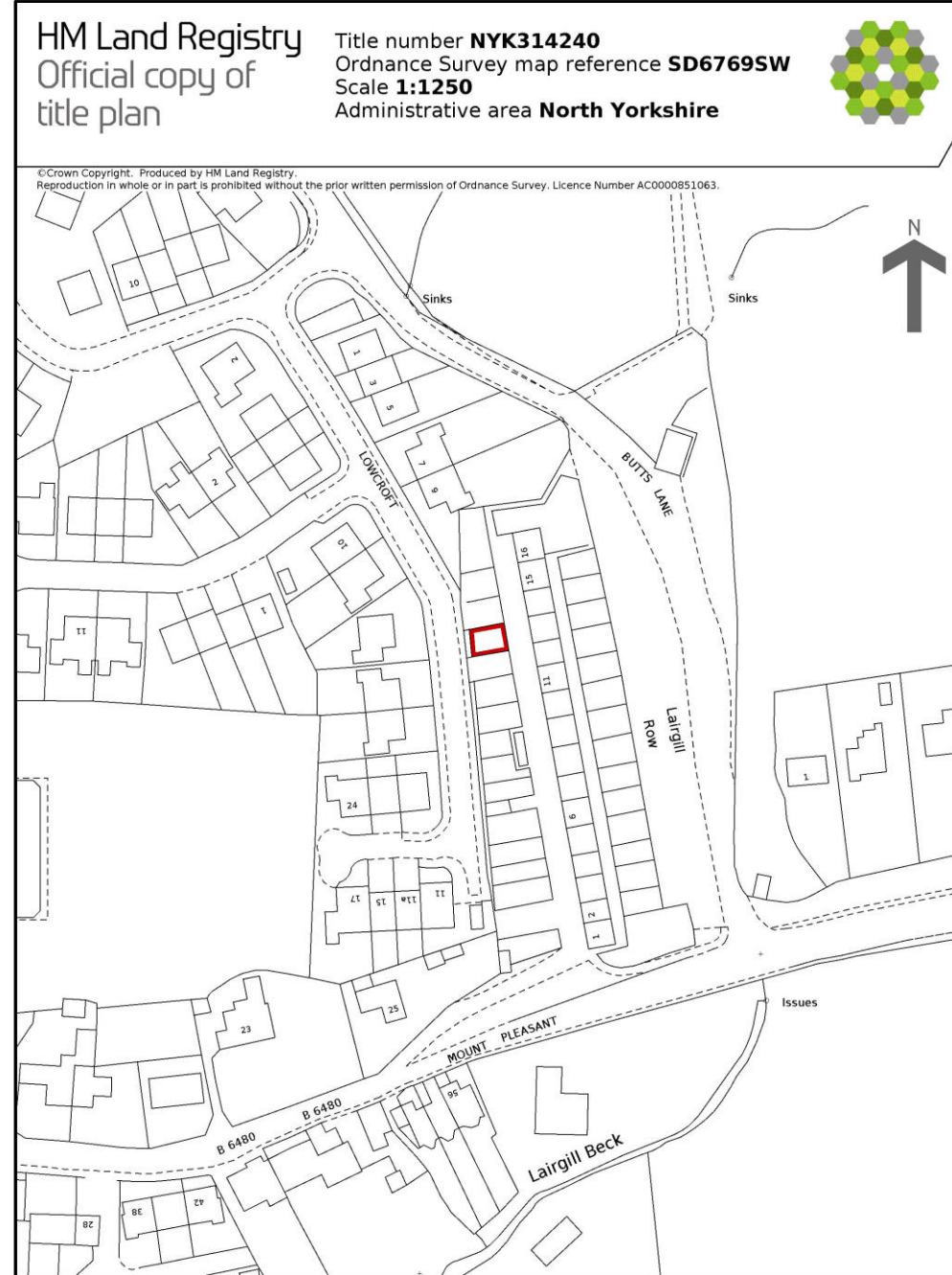


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186259)







Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: [property@rturner.co.uk](mailto:property@rturner.co.uk)  
 Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)



**MISREPRESENTATION ACT 1967:**

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.