



1 ROBIN LANE High Bentham, Nr Lancaster, LA2 7AB

Price: REDUCED to £299,000 Region

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

A double fronted tastefully improved spacious family residence in Town Centre location boasting many attractive original features, sealed unit double glazing, gas central heating with new boiler, a large modern dining kitchen with multi-fuel stove, separate utility/boot room with annex WC, 5 double bedrooms and a rear enclosed paved yard / patio with 3 useful stores.

Excellent Openreach / Talk Talk broadband connection.

INTERNAL INSPECTION HIGHLY RECOMMENDED.

Council Tax Band C

Energy Performance Certificate Band D

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Accommodation Comprising

Ground Floor:

Reception Hall:

15'5 x 3'2 (4.70m x 0.97m) Open feature pitch pine staircase, cornice, original mosaic tiled floor, center light, radiator. Leaded stained glass panel front door and top light.

Lounge:

19'4 x 11'9 inc. window bay (5.89m x 3.58m) Tiled fireplace with wood surround, wall uplighters, center light, radiator, TV point.

Dining Kitchen:

27'11 x 12' inc. window bay (8.51m x 3.66m) Painted cupboards and units incorporating stainless steel single drainer sink unit, built in electric oven and 5 burner gas hob set in old fireplace recess with tiled splash backs, work island and work surfaces. Fireplace housing multi-fuel stove, tiled flooring to Kitchen Work Area, feature exposed wood flooring to Living/Dining Area. Twin arched display alcoves with cupboards under, ornate cornice, 2 x center lights, radiator, telephone point.

Annex Utility/Boot Room:

12'3 x 8'6 max (3.73m x 2.59m max) Stainless steel single drainer sink unit, plumbed auto washer recess, fitted shelves, part tiled flooring, radiator, back door.

WC:

5' x 3' (1.52m x 0.91m) with wash hand basin, halogen down lighting.

First Floor:

Landing:

6'4 x 5'5 (1.93m x 1.65m) Leaded stained glass ½ landing window, center light.

Bathroom:

11'6 x 9'1 (3.51m x 2.77m) 3 piece bath suite. Tiled shower cubicle Built in linen cupboard, halogen down lighting, radiator, electric shaver point.

Bedroom 1:

12'6 x 12' (3.81m x 3.66m) Feature exposed floor boarding, ceiling rose with center light, radiator.

Bedroom 2:

15'1 x 11'11 (4.60m x 3.63m) Feature exposed floor boarding, ornate ceiling rose with center light, cornice, radiator.

Bedroom 3:

11'7 x 11'5 (3.53m x 3.48m) Center light, radiator.

Second Floor: (Via continued feature original open pitch pine staircase).

Landing:

6' x 4'2 (1.83m x 1.27m) Feature exposed floor boarding, Velux roof window, center light.

Loft Room 4:

15'5 x 9'3 (4.70m x 2.82m) Plus Recess 7'9 x 6'10 (2.36m x 2.08m) Feature old cast iron fireplace, 2 x Velux roof windows, center light fitting, radiator, TV point, under eaves storage cupboard.

Loft Room 5:

15'5 x 11'3 (4.70m x 3.43m) Feature arched gable window, Velux roof window, cupboard housing New gas central heating boiler (23-2-21), halogen down lighting.

Outside

Front: Frontage flower border area enclosed within a low stone wall boundary with twin wrought iron gates and railings boundary.

Side: Wide paved path with flower border and bin standing area. (Subject to neighbours' right of way.)

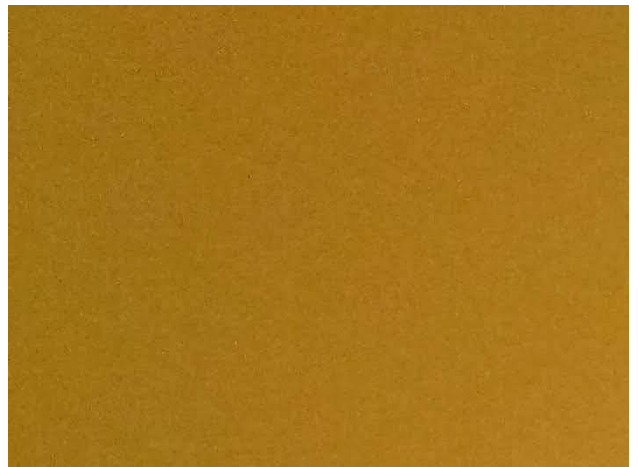
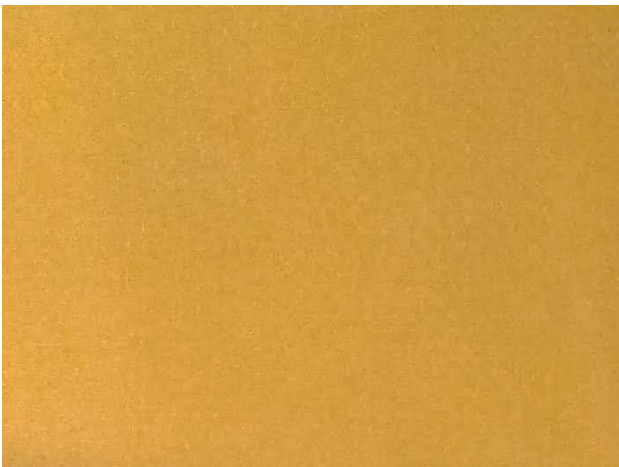
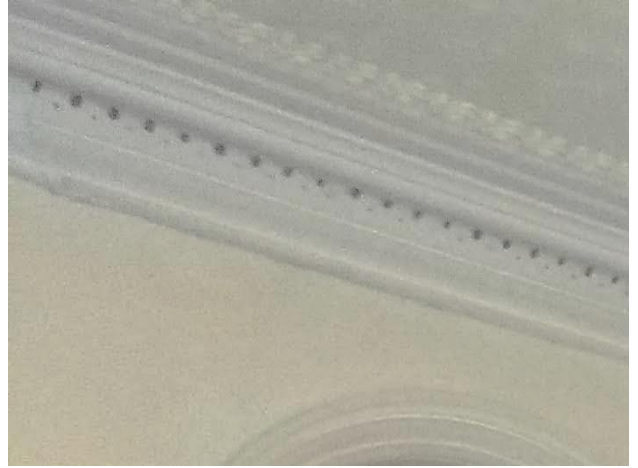
Rear: Enclosed paved rear yard/patio area (subject to neighbours' right of way.)

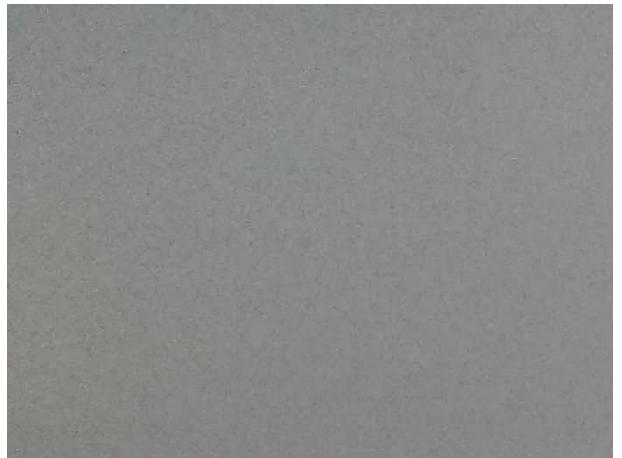
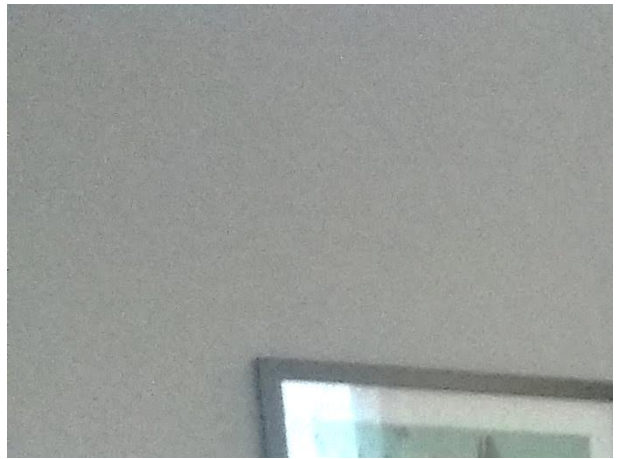
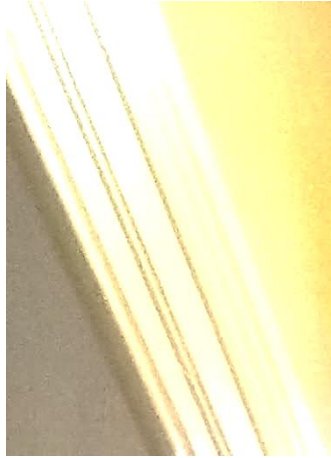
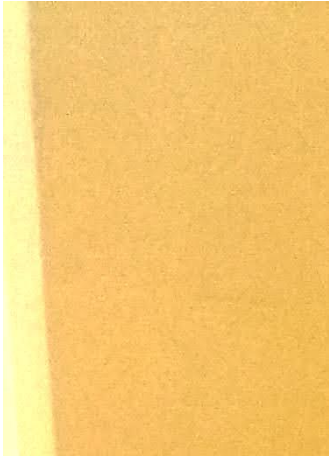
3 useful stores:-

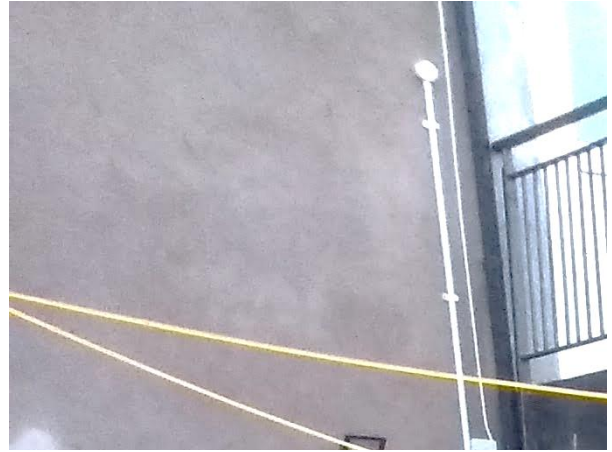
Store 1: 13' x 4'6 (3.96m x 1.37m).

Wood Store 2: 4'10 x 3' (1.47m x 0.91m).


Garden Store 3: 4'6 x 3' (1.37m x 0.91m).







Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			82
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Services:

Mains water, electricity, gas and drainage connected.
Excellent Openreach / Talk Talk broadband connection.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

Temple Heelis Solicitors, 47 Crescent Road, Windermere, Cumbria, LA23 1BL. Tel: 015394 87039.

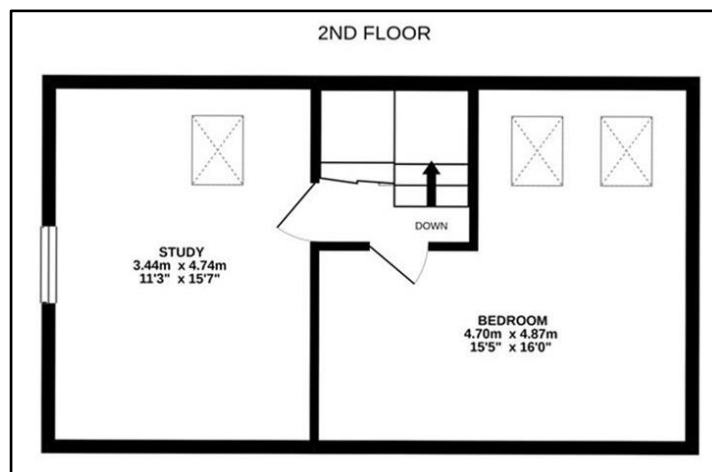
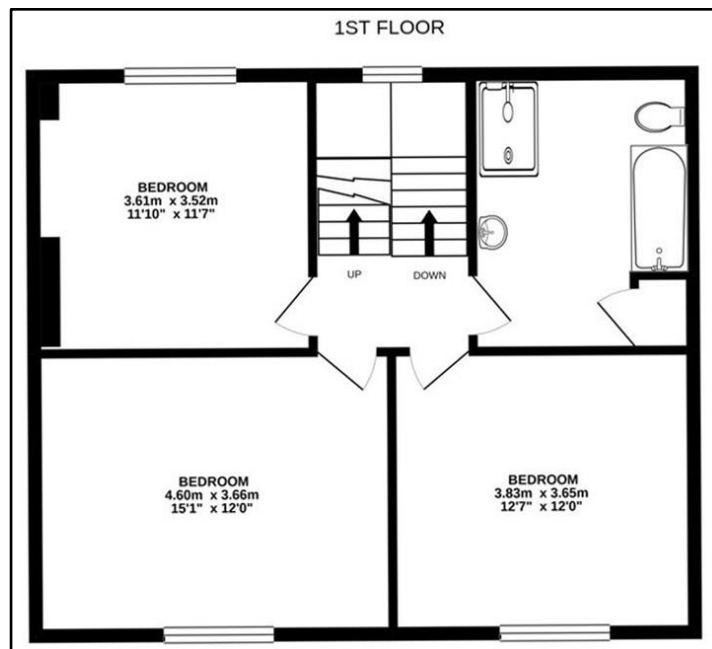
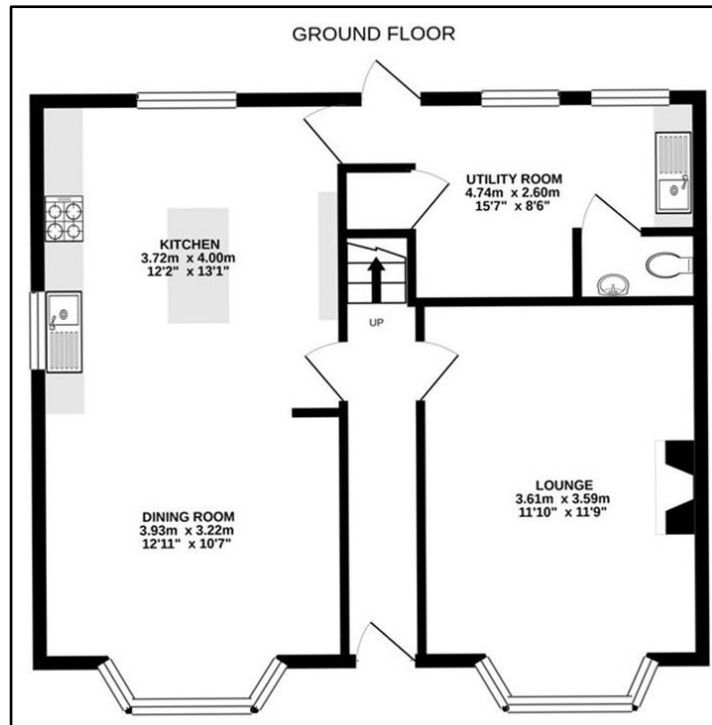
Agents:

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.**

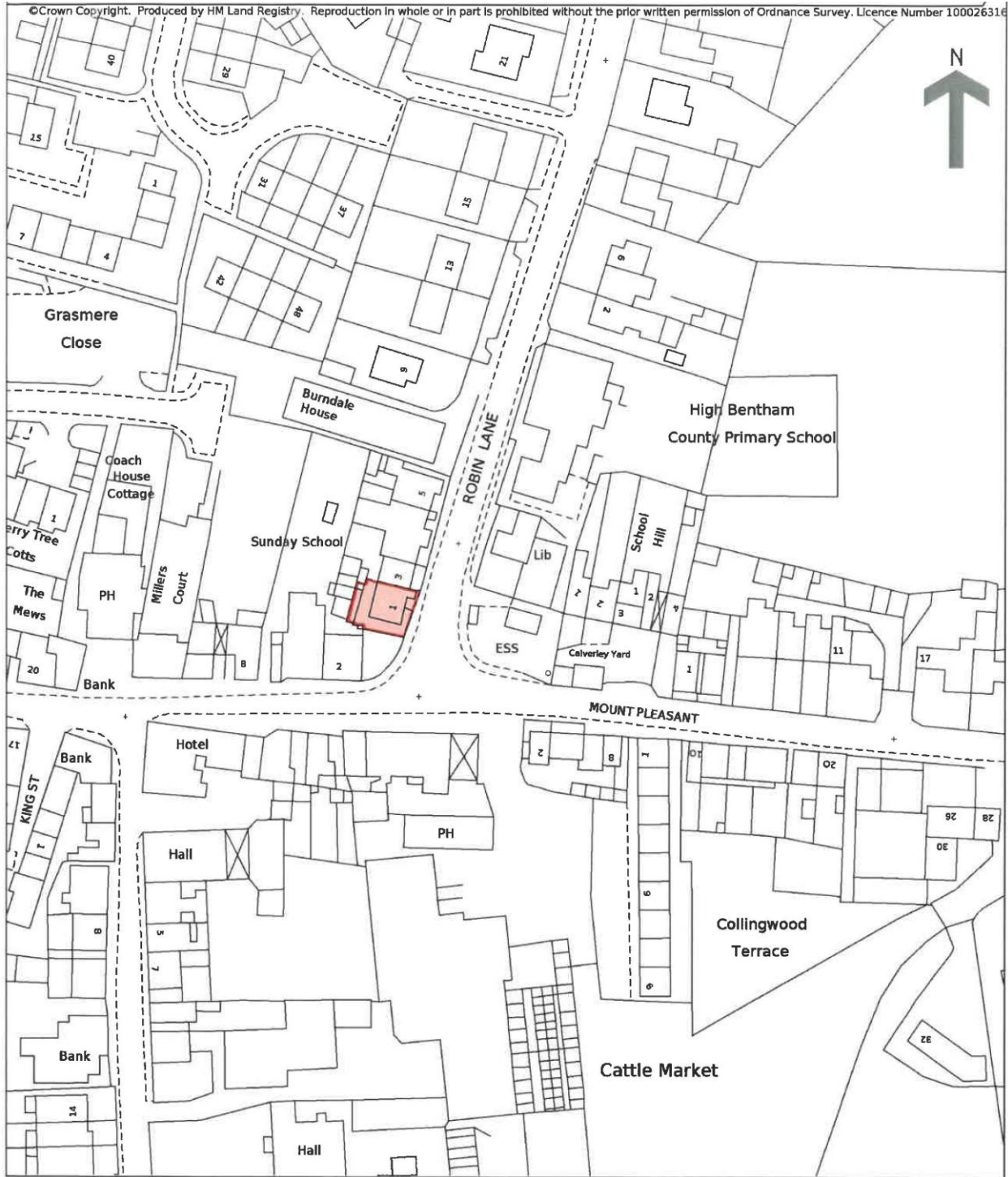
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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.

Floor Plan



Copy Title / Boundary Plan



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturmer.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: mailto:kendal@rturmer.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.