

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

8 MILLHOLME DRIVE

PRICE: £177,950 Region



Council Tax Band: B

Energy Performance Certificate Band: C

Tenure: Freehold

8 Millholme Drive, Off Wenning Avenue, High Bentham, LA2 7NE

Well presented three bedroom mid-terrace house, located just a short walk from High Bentham and all the amenities. The property briefly comprises: Spacious lounge with wood flooring, dining kitchen also with wood flooring and patio doors leading to the rear garden. To the first floor are three bedrooms (two with fitted wardrobes), the third with useful storage cupboard and fitted shelves. Three piece white bathroom suite. Outside are easy maintenance gardens to the front and rear. Allocated off road parking. **Viewing is essential to fully appreciate this lovely family home. **OFFERED CHAIN FREE****

VIEWING: By appointment through Richard Turner & Son Bentham Office.

Accommodation Comprising:

Ground Floor:

Lounge:

14'1 x 13'1 (4.29m x 3.99m) Double glazed window to the front, radiator and wood flooring. Feature fireplace with inset coal effect gas fire, marble hearth. Two wall light points, centre ceiling light and stairs to the first floor. Smoke detector and Co2 detector. TV point and telephone point. Timber glazed door leading through to:-

Dining Kitchen:

14'1 x 10'1 (4.29m x 3.07m) Having a range of wall and base units, contrasting work surfaces and part tiled walls. Integrated electric oven, gas hob and extractor fan over. Plumbed for a washing machine and space for a fridge/freezer. Wall mounted 'Vaillant' combi gas boiler, one and a half bowl stainless steel sink unit and mixer tap. Double glazed window to the rear and double glazed patio doors providing access to the rear garden. Two ceiling light points (with directional spotlights), radiator, Co2 detector. Wood flooring, extending into the dining area of the kitchen.

First Floor:

Landing:

Smoke detector, centre ceiling light, loft access.

Bathroom:

8'10 x 5' (2.69m x 1.52m) Three piece white suite comprising:- Panelled bath with shower over (*connected to combi boiler*), low flush wc and pedestal wash hand basin. Chrome heated towel rail, double glazed and frosted window to the rear. Part tiled walls, extractor fan, two wall mounted mirrors and wood flooring.

Bedroom 1:

11'1 x 8'1 (3.38m x 2.46m) Double glazed window to the front, radiator, built in wardrobes, centre ceiling light, telephone point and TV point. Views overlooking the church and fields.

Bedroom 2:

11' x 8'1 (3.35m x 2.46m) Double glazed window to the rear, radiator, fitted wardrobes and centre ceiling light.

Bedroom 3:

3.05 x 1.85 (10'0 x 6'1) (*incorporating over stairs and alcove with fitted shelves*) Double glazed window to the front, fitted shelves, radiator, centre ceiling light, fitted cupboard over the stairs with built in shelving. Views over looking the church and fields.

Outside:

Front:

Block paved drive with allocated parking spaces. Small stone wall to the front garden (*mainly gravelled*) with path leading to the front door. To either side of the front door are two recessed areas with fitted shelving and mail box.

Rear:

Hard landscaped rear garden for easy maintenance. Timber fencing to three sides and a timber gate leading to shared access area behind all the properties. Outside light, aluminium storage shed and washing line pole.

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.

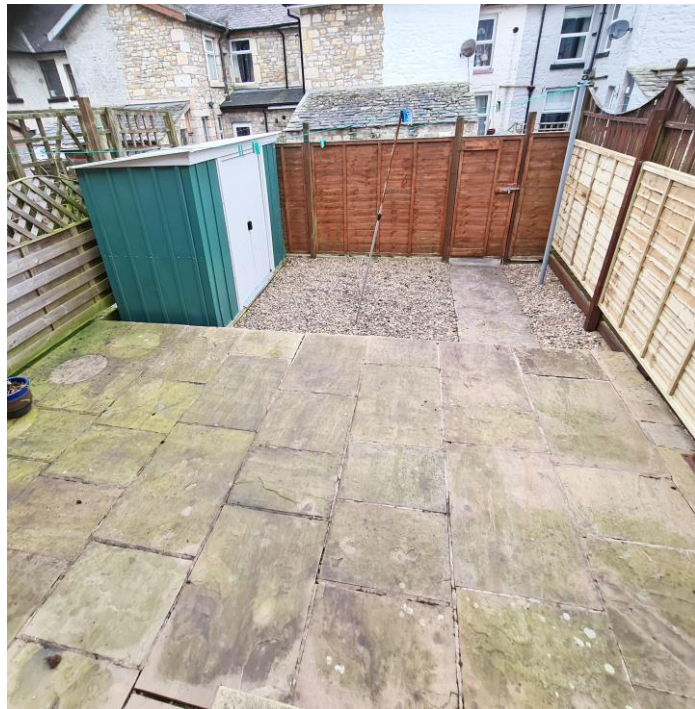
Through whom all offers and negotiations should be conducted.

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.

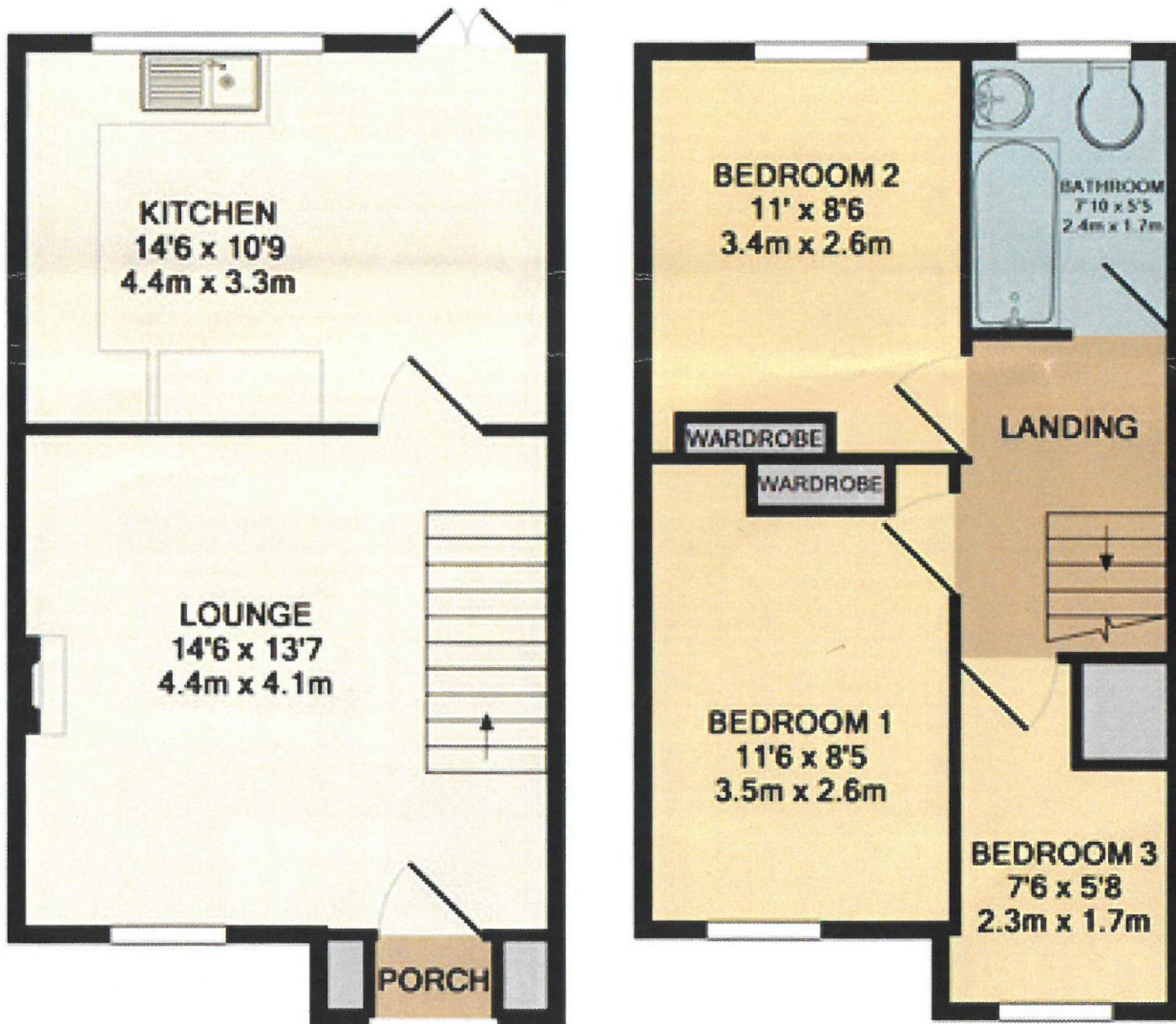
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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







FLOOR PLANS



ENERGY PERFORMANCE CERTIFICATE

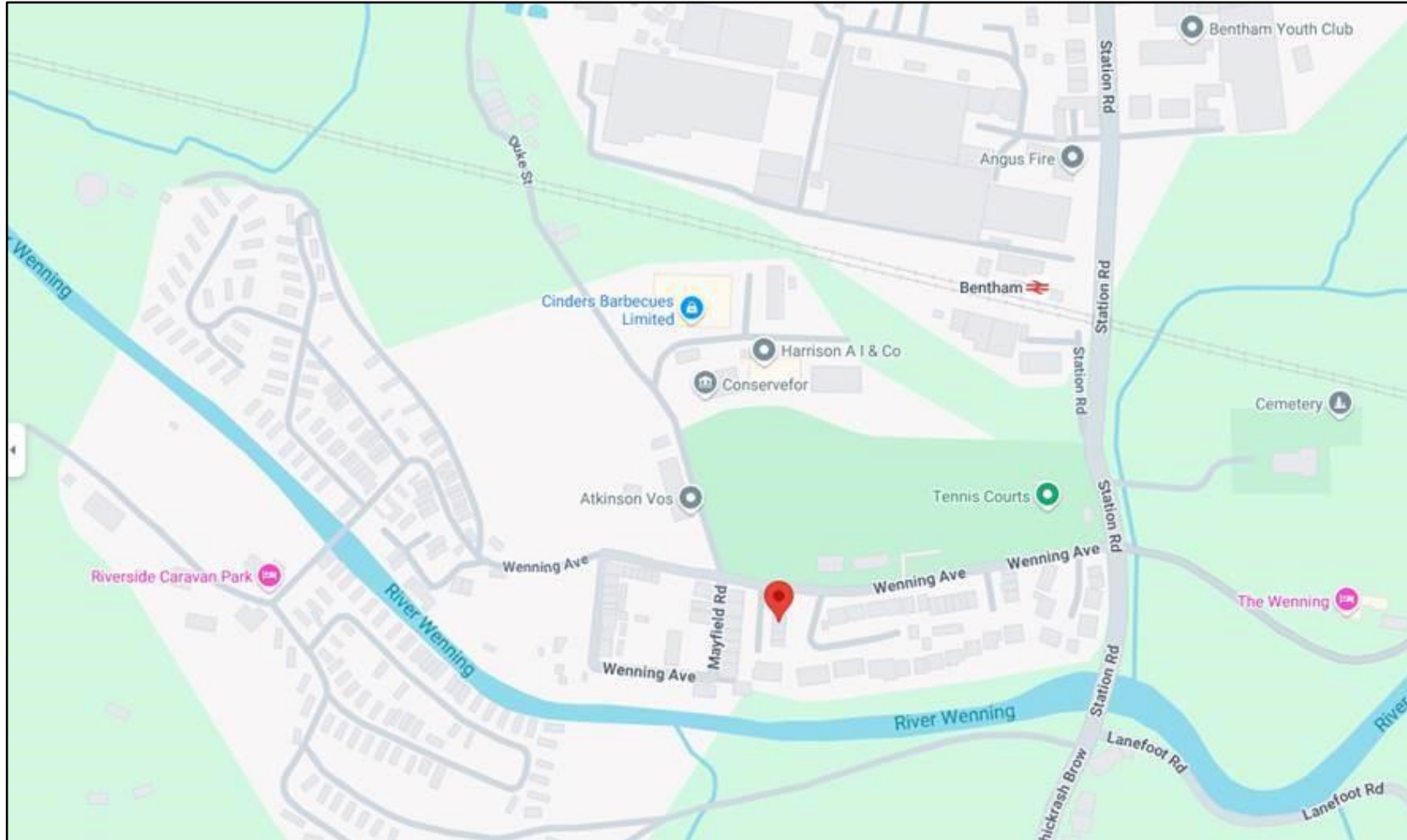
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



COPY TITLE / BOUNDARY PLAN

Awaiting Plan

LOCATION PLAN



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