



BANK HEAD EAST, 35 ROBIN LANE **High Bentham, Nr Lancaster, LA2 7AB**

Price: REDUCED to Offers in the Region of £375,000

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

A recently tastefully refurbished substantial stone built 5 bedroomed semi-detached ideal family residence with private parking, detached garage and easy-care garden grounds being pleasantly located with pleasant rural aspects within only a few minutes walking distance of town centre shops and amenities.

Council Tax Band **F**

Energy Performance Certificate Band **E**

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

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

Accommodation Comprising: (Refurbished hardwood double glazed windows and gas fired central heating installed).

Ground Floor:

Reception Vestibule:

5'11 x 5'4 (1.80m x 1.63m) Lovely period Ornate leaded glass inner door and side panels, tiled flooring, centre light.

Hallway:

18'9 x 9'2 max *inc. stairs* (5.72m x 2.79m max) Open feature wide pitch pine staircase with 2 storage cupboards under, centre light, radiator.

Lounge:

15'3 x 13'10 (4.65m x 4.22m) Feature marbled open fireplace with tiled hearth, French doors leading to front garden. Pine paneled window bottoms, feature exposed original floor boarding, cornice, picture rail, centre light, radiator, TV point.

Sitting Room:

16' x 13' (4.88m x 3.96m) Feature period open fireplace on tiled hearth, cornice, picture rail, dado rail, centre light, radiator, TV point.

L-shaped Dining Kitchen:

17' x 16'2 max (5.18m x 4.93m max) Feature renovated old pine base cupboards and drawers. "Rangemaster" gas oven range with overhead extractor hood, inset resin 1 ½ bowl single drainer sink unit, built in wall cupboard, laminated wood flooring, downlighting and centre light, TV point.

Utility Room 1:

8'10 x 5'10 (2.69m x 1.78m) Stainless steel single drainer sink unit with tiled splash back.

Shower Room:

6'7 x 3'11 min (2.01m x 1.19m min) Shower cubicle, WC and wash hand basin. Built in cupboard, centre light, radiator, auto vent.

Rear Lobby:

6'11 x 3'7 (2.11m x 1.09m) Electric meter cupboard, tiled floor.

Side Vestibule:

8'2 x 5'1 (2.49m x 1.55m) Fitted shelves, stable style outside door, tiled floor.

Pantry/Workshop:

9'10 x 7'11 (3.00m x 2.41m) Stainless steel single drainer sink unit, plumbed for auto washer, fitted shelves, centre light, original meat hanging hooks.

First Floor:

Feature Split Level Balcony Landing:

18'2 x 9'11 (5.54m x 3.02m) Display alcove, pine picture and dado rails, centre light. Loft access with ladder to partly boarded and insulated storage loft area.

Upper Level:

Archway To Wide Landing Area With Window:

9'3 x 6' approx (2.82m x 1.83m approx.) Pine picture and dado rails, radiator.

Bedroom 1:

13' x 9'10 (3.96m x 3.00m) Feature old open fireplace, pine picture rails, radiator, TV point.

Bedroom 2:

13'2 x 8'11 (4.01m x 2.72m) pine picture rails, centre light, radiator, TV point.

Bedroom 3:

13'2 x 8'10 (4.01m x 2.69m) Cast iron open fireplace, pine cornice and picture rails, ceiling lighting, radiator, TV point.

Lower Level:**L-Shaped Bedroom 4:**

15'2 x 14' max (4.62m x 4.27m max) Feature old open fireplace, picture rail, wall light, radiator, TV point.

En-Suite Shower Room: 7'10 x 4'4 (2.39m x 1.32m) Tiled shower cubicle, WC, wash hand basin, centre light, radiator, auto vent.

Feature Archway And 2 Steps Down To:-**Bathroom:**

13'8 x 8'11 max (4.17m x 2.72m max) New contemporary bath suite comprising free standing deep tub bath, WC and vanity wash basin unit with tiled splash back. 2 x centre lights, radiator. Walk in linen cupboard housing new **"Ideal" combi gas boiler**, centre light, radiator.

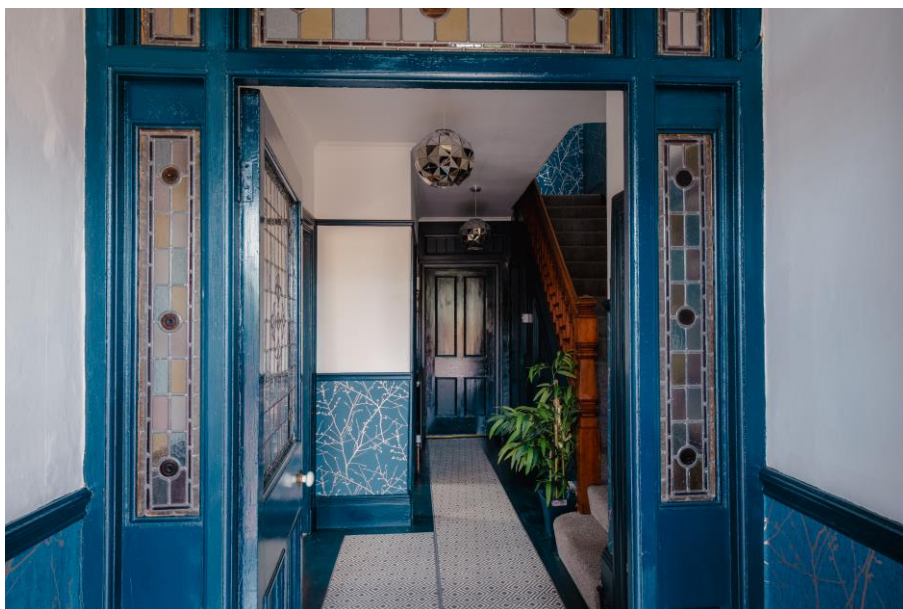
Enclosed Staircase To:**Attic Room 5:**

16'9 x 9'9 (5.11m x 2.97m) Feature exposed beams and old cast iron open fireplace, dormer style window, centre light, radiator, TV point.

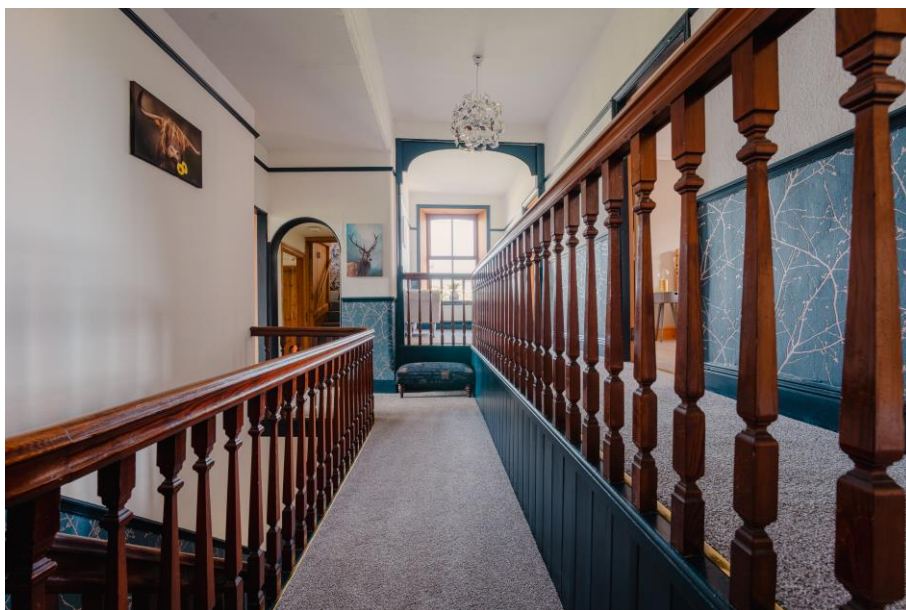
Outside: Shared driveway approach leading to private graveled frontage parking area suitable for several vehicles and detached garage 18' x 10' approx. (5.49m x 3.05m approx.).

Paved patio area with fuel bunker and bin standing area to the Northerly elevation.

Graveled area, garden border and timber shed to the Front/Southerly elevation.

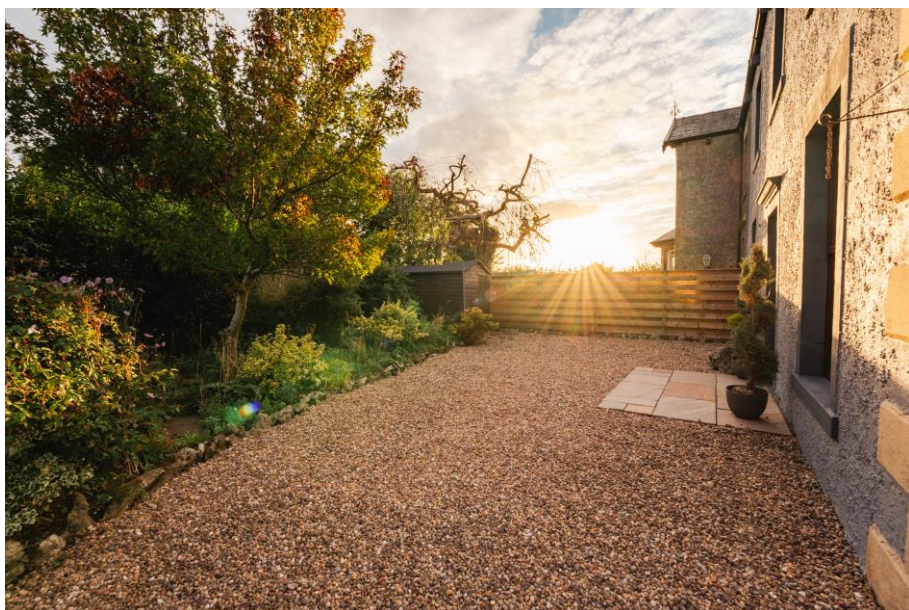














Services: Mains water, electricity, gas and drainage connected.

Tenure: Freehold with vacant possession upon completion.

Solicitors: Brown & Barron LLC, 65 Duke Street, Barrow-in-Furness Cumbria, LA14 1RW. Tel: 01229 828 814.

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.

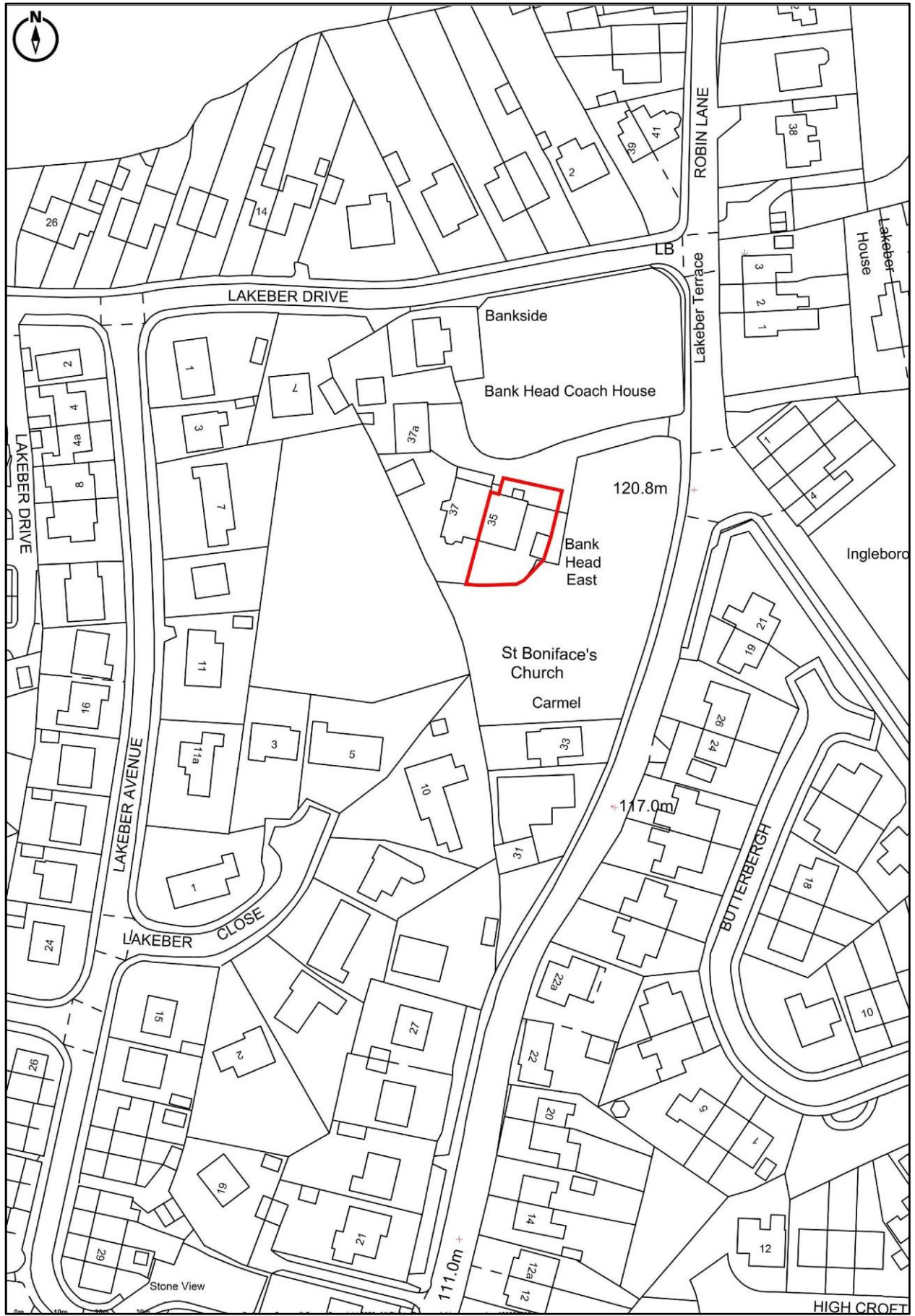
Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

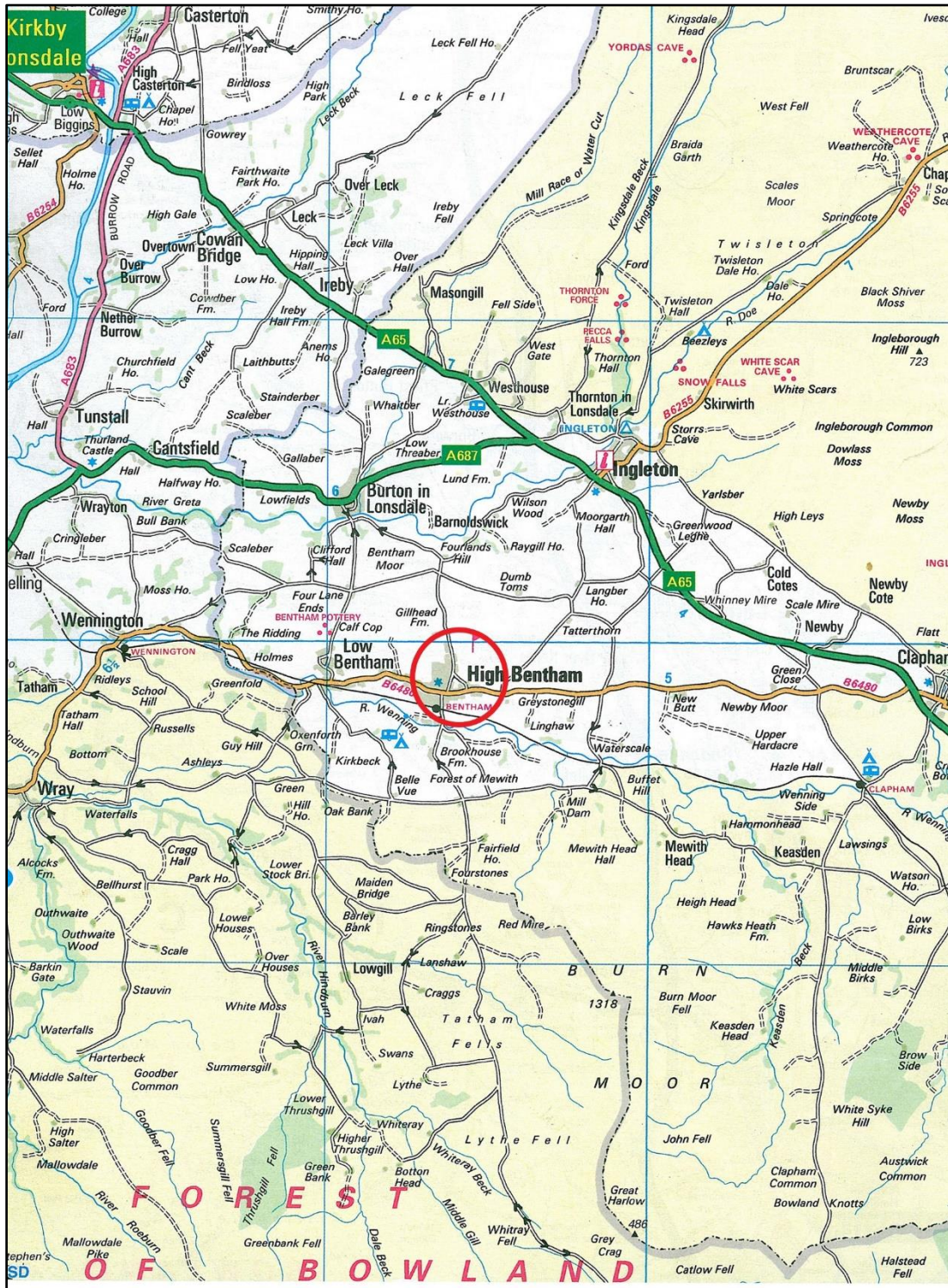
Floor Plans



Promap Boundary Plan



Location Plan



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