



7 MILL GARDENS

High Bentham, Nr Lancaster, LA2 7NF

Price: Offers Invited Over £175,000

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

A well maintained 3 bedroomed terraced house situated in a convenient, yet tucked away central location in a small courtyard setting in the popular rural market town of High Bentham enjoying UPVC double glazing, gas central heating, modern dining kitchen, frontage parking and an enclosed rear patio area providing a good degree of garden privacy.

Council Tax Band C

Energy Performance Certificate Band C

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

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

Accommodation Comprising

Ground Floor:

Entrance Vestibule:

4'6 x 3'5 (1.37m x 1.04m) Open staircase, center light, radiator, smoke alarm.

Lounge:

16'9 x 10'6 min (5.11m x 3.20m min) plus recess 5'9 x 3'1 (1.75m x 0.94m) Under stairs storage cupboard, center light, radiator, TV point.

Dining Kitchen:

13'7 x 8'11 (4.14m x 2.72m) Modern fitted cupboards and units incorporating stainless steel single drainer sink unit, gas/electric cooker recess, plumbed auto washer recess, fridge recess, extractor hood and work surfaces with tiled splash backs. Concealed gas combi boiler. Timber patio doors leading to South West facing patio. Wood laminate flooring, 2 x center lights, radiator, Co2 alarm.

First Floor:

Landing:

5' x 5' approx. (1.52m x 1.52m approx.) Loft hatch, center light, smoke alarm.

Bedroom 1:

13'7 x 10' max (4.14m x 3.05m max) Built in wardrobe/airing cupboard with radiator. Center light, radiator, TV point.

Bathroom:

7'5 x 5'5 max (2.26m x 1.65m max) 3 piece bath suite incorporating over bath tap shower fitting, tiled splash backs, center light, radiator, fitted vanity cupboard, auto vent.

Bedroom 2:

9'11 x 7'9 min (3.02m x 2.36m min) Center light, radiator, TV point.

Bedroom 3:

9'1 x 5'7 (2.77m x 1.70m) Center light, radiator, TV point.

Outside

Front: Gravelled car standing area and paved path; electric and gas service meter cupboards.

Rear: Easy maintenance paved patio area 17' x 12' (5.18m x 3.66m) enclosed within a stone wall and timber boarded fence boundary providing a good degree of privacy and having a side access gate.





Services:

Mains water, electricity, gas and drainage connected.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

Goad & Butcher Solicitors, Market Place, Settle, North Yorkshire, BD24 9DR. Tel: 01729 823 500.

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.

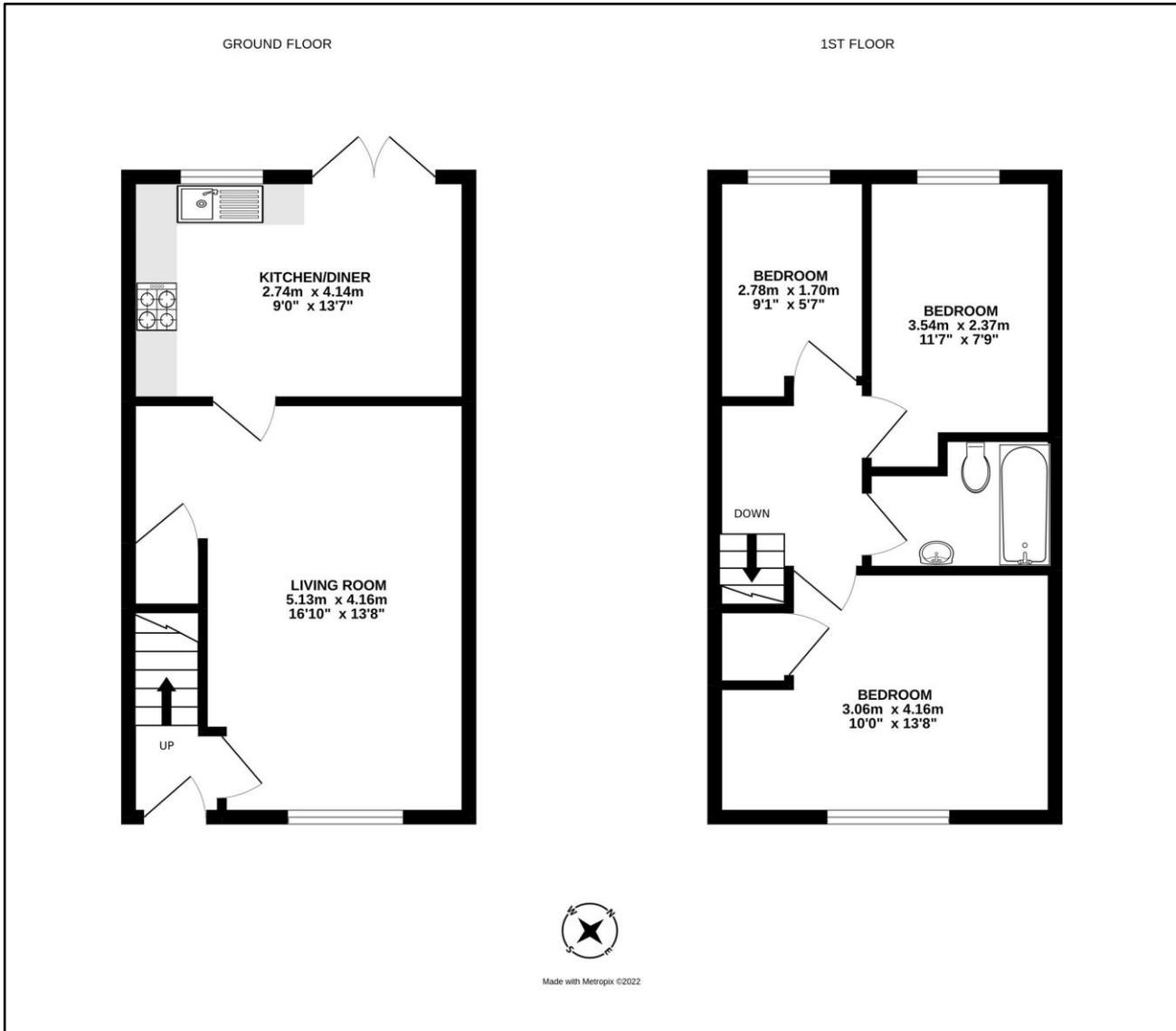
View from Bedroom



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		90
(81-91) B		
(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 

Floor Plan



Copy Title / Boundary Plan



Location Plan



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