



## 4 ST MICHAELS GARDENS Cockerham, Nr Lancaster, LA2 0DD

**Price: REDUCED to £240,000 Region**

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

A lovely new build semi-detached house offering 3 double sized bedrooms, spacious kitchen diner, lounge, downstairs cloakroom, upstairs shower room, full double glazing, gas central heating, enclosed rear patio and private parking in a lovely semi-rural location conveniently on the village fringe with rural views extending to the Coast.

Council Tax Band C

Energy Performance Certificate Band B

**Accommodation Comprising:-** (Wired for security alarm, UPVC sealed unit double-glazing and gas central heating installed).

### **Ground Floor:**

#### **Reception Hall:**

14'10 x 14'10 (4.52m x 4.52m) Open staircase, under stairs storage cupboard, radiator, centre light, built in broom cupboard with centre light, laminate flooring.

#### **Cloakroom:**

5'4 x 2'9 (1.63m x 0.84m) WC, wash hand basin, laminated splashback wall, laminate flooring. Halogen down lighting.

#### **Lounge:**

14'1 x 10'5 (4.29m x 3.18m) wall mounted TV point, centre light, radiator, laminate flooring.

#### **Dining kitchen:**

18'10 x 12'1 (5.74m x 3.68m) Modern fitted kitchen incorporating stainless steel single drainer sink unit, built in electric oven, 4 burner gas hob with overhead extractor canopy, integrated fridge and freezer, plumbed washer recess; tumble dryer recess and work surfaces with tiled splashbacks. Halogen down lighting to work area. Wall mounted TV point and center light to dining / living area, patio doors opening out onto rear patio. Laminate flooring.

**First Floor:** (Fitted carpets to landing and bedrooms).

#### **Main Bedroom 1:**

12'3 x 10'5 (3.73m x 3.18m) plus wardrobe recess. Long distance views to the coast. Built in double wardrobe. Wall mounted TV point, radiator, centre light.

#### **Bedroom 2:**

12'1 x 10'5 (3.68m x 3.18m) Wall mounted TV point, radiator, centre light.

#### **Bedroom 3:**

12'1 x 8'1 (3.68m x 2.46m) Wall mounted TV point, radiator, centre light.

#### **Bathroom:**

8'1 x 7'7 (2.46m x 2.31m) King sized shower cubicle, wc and pedestal wash basin. Halogen down lighting, extractor vent, radiator, laminate flooring.

#### **Outside:**

##### **Front:**

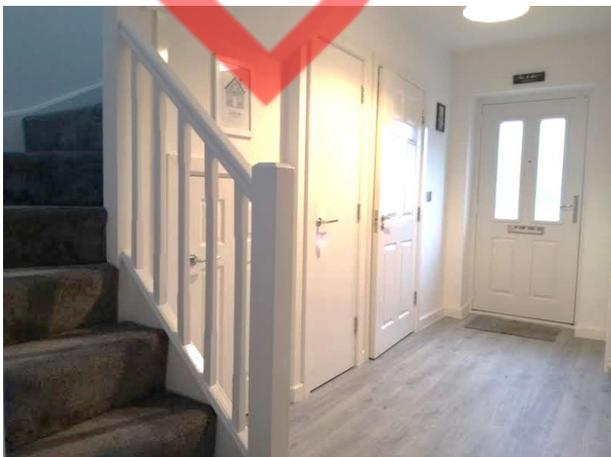
Grassed garden area and path.

##### **Side:**

Gated paved pathway, service meter cupboard and electric point to the southerly side.

##### **Rear:**

Secure enclosed patio area 30'0 x 26'0 (9.14m x 7.92m) approx with stone setts, corner gazebo and small timber storage shed; 5 steps leading up to rear private parking area.





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

**Tenure:** Freehold with vacant possession upon completion.

**Solicitors:** Vincents Solicitors, 7 Rope Walk, Garstang Lancs PR3 1NS

**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.**

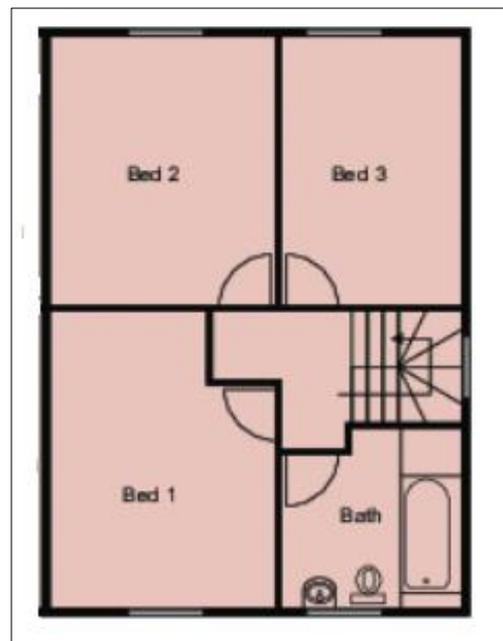
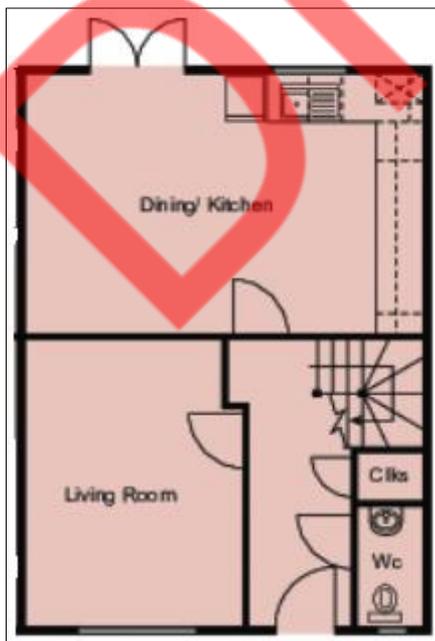
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**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 Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Floor Plan





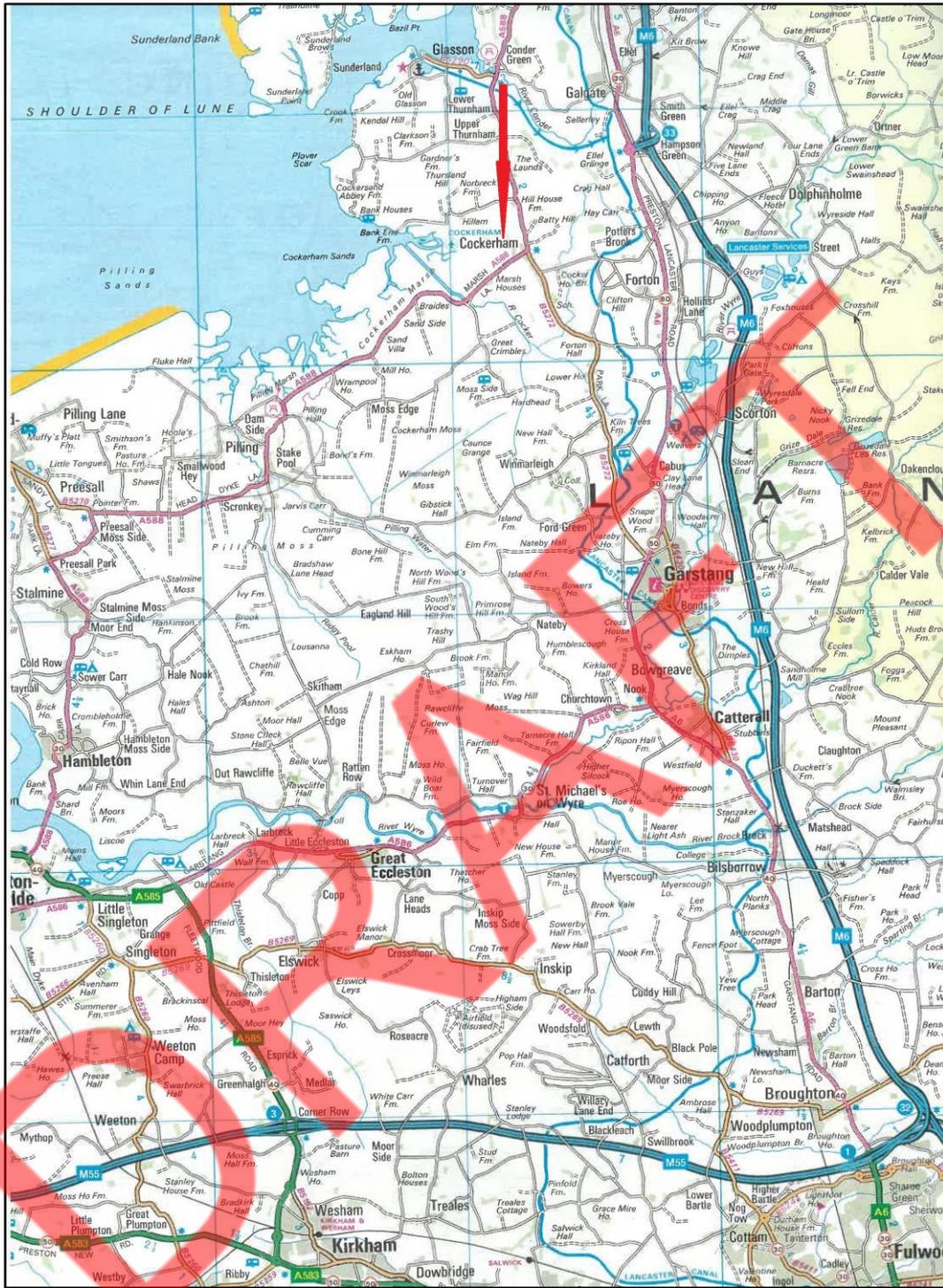
Westerly view from the front of the property.



Awaiting Plan

**DRAFT**

## Location Plan



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