



50A MAIN STREET High Bentham, Nr Lancaster, LA2 7HN

Price: £175,000 Region

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

A substantial 4 bedroomed family property over 3 floors incorporating 2 reception rooms, majority UPVC double glazing, Gas central heating and private parking for 2 vehicles.
Conveniently situated close to shops and amenities in the popular market town of High Bentham and within only 15 miles commuting distance of Lancaster and the M6.

Council Tax Band **B**

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

(Majority UPVC Sealed Unit Double Glazing and Gas Central Heating installed)

Ground Floor:

Reception Hall

16'2 x 3'5 min (4.93m x 1.04m min)

Fitted wall cupboards, 2 x centre lights, radiator, open staircase



Lounge:

13'8 x 12'2 (4.17m x 3.71m) Open fireplace, TV point, dual aspect windows, picture rail, centre light fitting, walls lights, radiator, (gas meter cupboard - pre-payment meter.)



Dining Room:

10'9 x 10'9 (3.28m x 3.28m) Fitted Delph rail and shelved recess, centre light, radiator



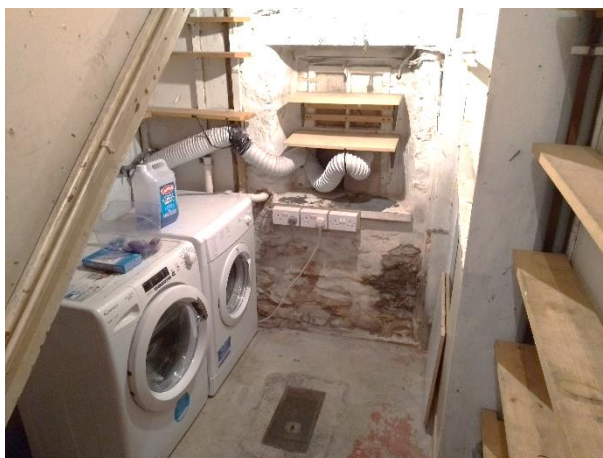
Kitchen:

12'1 x 6'10 (3.68m x 2.08m) Fitted cupboards and units incorporating stainless steel single drainer sink unit, fitted electric oven with gas hob, extractor hood, fridge recess, freezer recess, dishwasher recess and work surfaces. Stable style back door. Tiled flooring, centre light fitting, radiator.



Under Stairs Basement Utility Room:

7'8 x 6'6 (2.34m x 1.98m) Plumbed for auto washer, centre light, smoke alarm, electric meter cupboard,



First Floor Landing: Feature stained glass ½ landing window.

6'6 x 6'1 min (1.98m x 1.85m min) Fitted shelves centre light, smoke alarm, radiator.



Bedroom 1:

12'3 x 12'2 (3.73m x 3.71m) LED downlighting, dual aspect windows, wood laminate flooring, radiator.

Ensuite Shower Room: 9'3 x 4'10 (2.82m x 1.47m) Comprising shower cubicle, wc and wash hand basin. Fully tiled walls, radiator. Fitted vanity mirror light, cupboards and shelves, centre light.



Bedroom 2:

10'10 x 10'9 (3.30m x 3.28m) built in cupboard housing “Valliant” gas central heating boiler, (serviced 01/12/2021). Centre light fitting, picture rail.



Second Floor: Via continued open staircase

Landing:

8'9 x 2'8 approx. (2.67m x 0.8m approx.) walk in storage cupboard. Wood laminate flooring. Centre light, smoke alarm

Bathroom:

7'6 x 3'5 (2.29m x 1.04m) Bath, wc and wash hand basin. Velux roof window, LED downlighting, fitted shelves. Wood laminate flooring, radiator.

Attic Bedroom 3:

11'11 x 11'7 (3.63m x 3.53m) Feature roof timbers. Deep storage cupboard. Wood laminate flooring, centre light fitting, radiator,



Attic Bedroom 4:

10'9 x 8'5 min (3.28m x 2.57m min) Full length shelved storage area. Velux roof window, Feature exposed roof timbers, Wood laminate flooring, centre light fitting. radiator.

Outside

Front:

Pavement frontage.

Rear:

Parking for 2 vehicles, fuel bunker and wheelie bin storage area.



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Services:

Mains water, electricity, gas and drainage connected.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

Oglethorpe, Sturton & Gillibrand Solicitors, 16 Castle Park, Lancaster, LA1 1YG. Tel: 01524 846 846.

Agents:

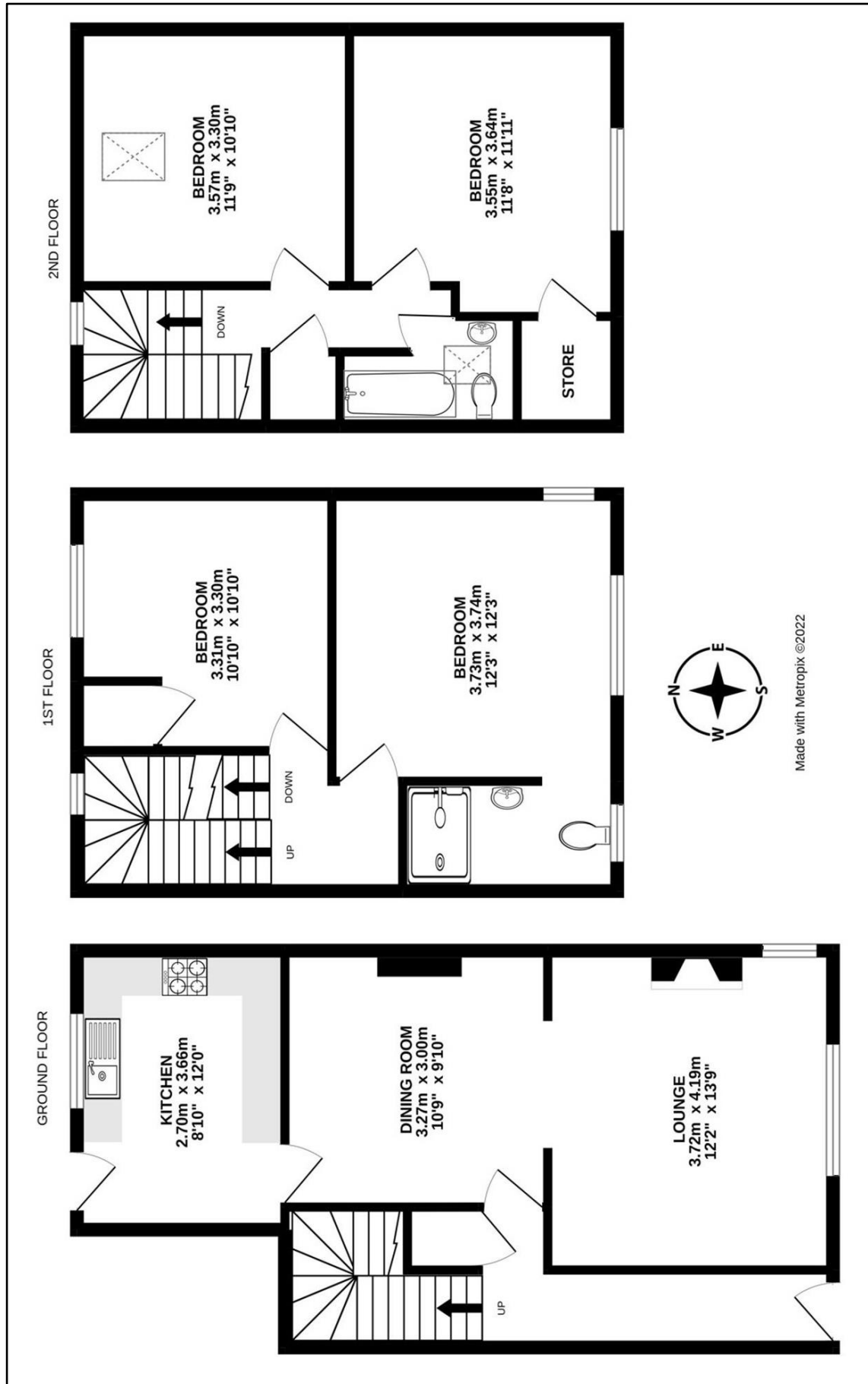
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.

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

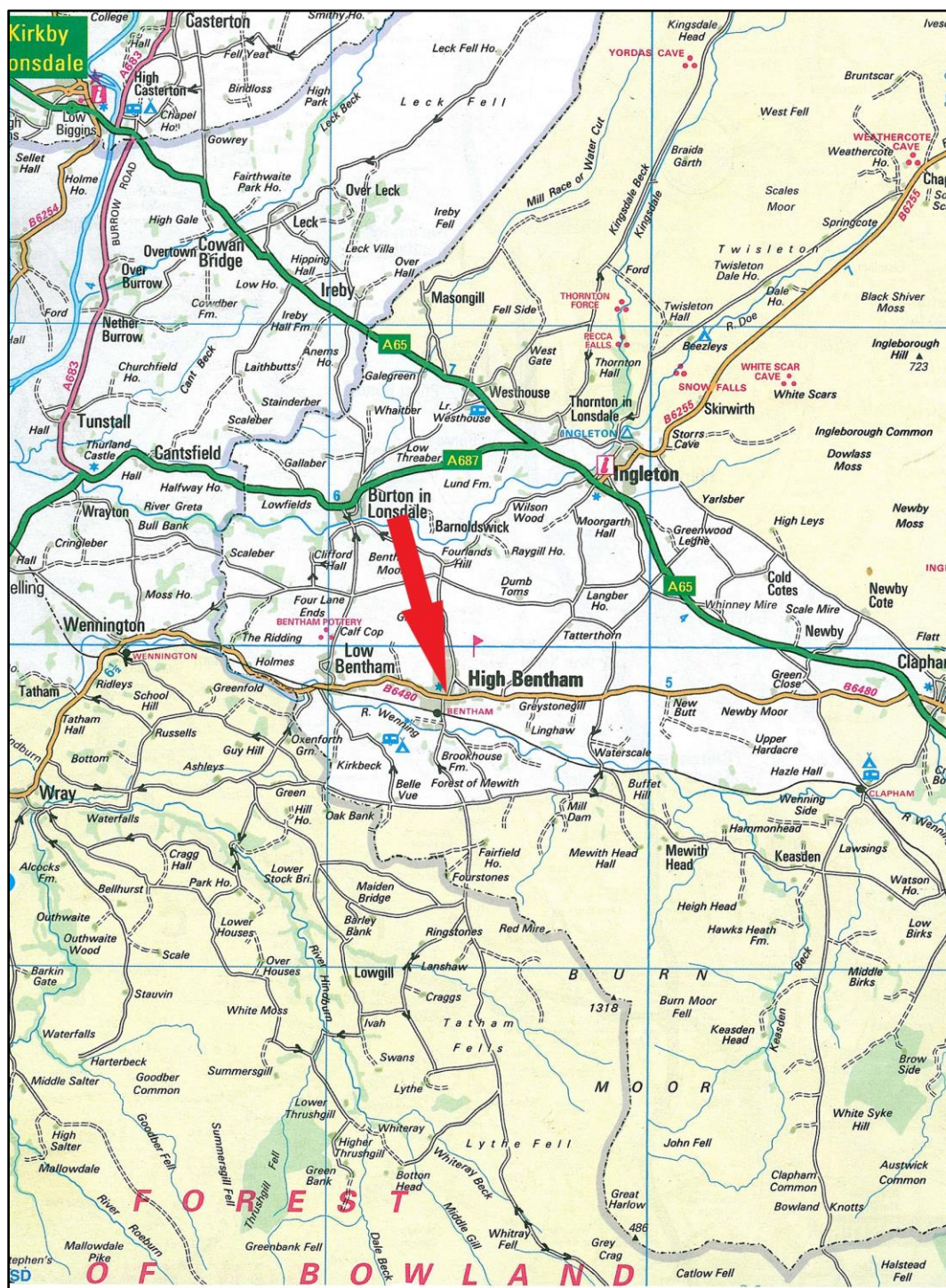


Copy Title / Boundary Plan

H.M. LAND REGISTRY			TITLE NUMBER	
			NYK 77676	
ORDNANCE SURVEY PLAN REFERENCE	SD 6669	SECTION K	Scale 1/1250 Enlarged from 1/2500	
COUNTY NORTH YORKSHIRE	DISTRICT CRAVEN	© Crown copyright 1986		



Location Plan



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