

Little Stonegate Cottage

Low Bentham, Nr Lancaster, LA2 7DX



Price: £125,000 Region

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

An improved traditional stone built end of terrace 2 bed roomed cottage probably dating back to the early 18th century enjoying gas central heating, full double glazing, lounge with multi-fuel stove, fitted kitchen, useful boarded loft and rear yard area (*subject to neighbours Rights of Way*).

Ideally suited for a first time buyer, investment or holiday cottage in the popular rural village of Low Bentham within only 14 miles commuting distance of Lancaster and the M6.

Council Tax Band: A

Tenure: Freehold

Energy Performance Certificate Band: D

Accommodation Comprising: (Gas central Heating and double glazed throughout).

Ground Floor:

Lounge / Dining Room:

12'5 x 11'6 inc. stairs (3.78m x 3.51m inc stairs) Double glazed window to the front incorporating window seat, open staircase. Double glazed front door. Exposed stone wall to one side featuring cast iron multi fuel stove with stone hearth. Character beamed ceiling, centre spotlight and spotlight to under stairs. Television point, central heating control panel. Radiator, smoke detector.

Fitted Kitchen:

12'4 x 5'6 min (3.76m x 1.68m min) Having a range of cream high gloss wall and base units with contrasting work surfaces. Circular stainless steel sink unit with mixer tap. Wall mounted 'Valliant' gas boiler, integrated gas hob, electric oven and extractor over. Space for washing machine, part tiled walls and cushion flooring. Double glazed window to the rear, timber 'stable' door leading to the rear. Ceiling spotlights, beamed ceiling and smoke detector.

First Floor:

Landing:

6' x 2'9 (1.83m x 0.84m) Centre light. **Loft ladder access to boarded storage loft** with light installed and window to gable.

Main Bedroom 1:

10'2 x 9'5 (3.10m x 2.84m) (up to wardrobe front). Range of fitted wardrobes, bedside tables and overhead storage. Double glazed window to the front incorporating window seat. Radiator, centre ceiling light.

Bathroom:

5'8 x 4'6 (1.73m x 1.37m) Three piece white suite comprising: Tongue and Groove timber panelled bath with shower attachment and a fixed "Drench" shower head, low flush WC and vanity sink unit. Chrome heated towel rail, fitted mirror, fully tiled walls. Ceiling spotlights, extractor vent, frosted double glazed window.

Bedroom 2:

7'10 x 6'1 (2.39m x 1.85m) Double glazed window to the rear with deep sill. Radiator, centre ceiling light.

Outside:

Front:

Wide pavement frontage ideal for a bistro style table and chairs.

Side:

Ginnel providing shared Right of Way.

Rear:

Part covered yard area subject to neighbours Rights of Way, gas meter cupboard, bib tap.

Services:

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 smart search to verify information provided however please note the smart search will NOT involve a credit search



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Floor Plans



Copy Title Plan



Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444 E: property@rturner.co.uk
 Richard Turner & Son. Old Sawley Grange, Gisburn Road, SAWLEY, BB7 4LH T: 01200 441351 E: sawley@rturner.co.uk

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to these properties.