

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## 6a VICTORIA BUILDINGS

PRICE: Offers Over £180,000



Council Tax Band: B

Tenure: Freehold

Energy Performance Certificate Band: C

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: [property@rturner.co.uk](mailto:property@rturner.co.uk) W: [www.rturner.co.uk](http://www.rturner.co.uk)

# 6a VICTORIA BUILDINGS, LOW BENTHAM, NR LANCASTER, LA2 7EL

IDEAL FIRST TIME BUYERS/YOUNG COUPLES/INVESTMENT PROPERTY.

Spacious one bedroom end terraced property having ground floor wc, utility and generous sized garage. To the first floor is an open plan kitchen/living/dining space, shower room and double bedroom. Outside boasts off road parking and private rear garden.

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

**Accommodation Comprising:** (Solid wooden flooring throughout).

## **Ground Floor:**

### **Entrance Hall:**

### **Ground Floor WC:**

### **Utility Room:**

Fitted cupboards with sink unit. Plumbed for washing machine, space for tumble dryer. Door leading into garage.

### **Spacious Garage:**

18'6 x 11'2 (5.64m x 3.40m) With twin panelled front doors and having light and power installed.

## **First Floor:**

### **Open Plan Kitchen/Living/Dining Room:**

24'11 x 22'2 (7.60m x 6.76m) Having numerous windows and Velux windows providing an abundance of natural light.

High quality kitchen in cream incorporating Belfast sink with mixer tap, integrated appliances, gas hob, overhead extractor hood, ceiling spotlights.

Landing/dining area wall lights and radiators, ample space for dining table. Cozy lounge area with wood burning stove, centre light, wall lights, radiator.

### **Shower Room:**

Comprising wc, wash hand basin, shower cubicle, heated towel rail, ceiling spotlights.

### **Bedroom:**

11'10 x 9'2 (3.60m x 2.80m)

## **Outside:**

Paved patio area, gravelled space with shrubs and raised flower beds accessed via an under covered area perfect for parking.

**Utilities:**

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 search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.**







FLOOR PLANS

ENERGY PERFORMANCE CERTIFICATE

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AWAITING PLANS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## NOTES

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Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: [property@rtturner.co.uk](mailto:property@rtturner.co.uk)  
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)



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