

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

4 LINKS DRIVE, HIGH BENTHAM

PRICE: REDUCED to £364,950



Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate Band: D

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rturner.co.uk W: www.rturner.co.uk

4 Links Drive, High Bentham, Nr Lancaster, LA2 7BJ

Richard Turner & Son are delighted to bring to the market this three bedroom detached true bungalow. Located next to Bentham Golf Club and a short walk into the village. The property briefly comprises: Spacious entrance hallway, lounge, dining kitchen, conservatory, three bedrooms and a house bathroom. Outside is a lovely front garden with water feature, to the rear is a low maintenance garden with several paved areas for sitting out and views over the golf course/local countryside. There is also a single garage and ample off road parking. **Early viewing is recommended and the property is offered chain free.**

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

Accommodation Comprising:

L-Shaped Entrance Hallway:

15'1 x 12' (4.60m x 3.66m) Fitted 'triple' wardrobe for hanging coats and shoe storage. Double glazed window to the front with glazed panels to either side. Dado rail, radiator, smoke detector and loft access hatch to part boarded and insulated loft. Two ceiling lights and wall mounted central heating controls.

Lounge:

22' x 12'10 (6.71m x 3.91m) Double glazed box bay window to the front and large double glazed picture window to the rear. Double glazed 'arch' window to the side. Two radiators, television point, ceiling light and two wall light points. Coving, telephone point and a 'Yeoman' cast iron, wood burning effect gas stove with wood mantle over and tiled hearth.

Dining Kitchen:

17' x 11'1 (5.18m x 3.38m) Having a range of wall and base units, contrasting work surfaces, under unit lighting and part tiled walls. Integrated ceramic hob, combination oven/microwave with extractor over. One and a half bowl sink with mixer tap. Linoleum flooring and double glazed window to the rear.

Dining Area:

Archway from Kitchen to the dining area. Radiator, double glazed window and double doors leading through to the conservatory. Carpeted flooring, ceiling light and coving.

Conservatory:

Tiled floor, fitted blinds. Views over Bentham Golf Course and Countryside beyond.

Rear Door/Inner Hallway:

Double glazed door, coat hooks and shelving, Two radiators, dado rail and two ceiling lights. Glazed internal door, part linoleum/carpeted flooring.

Shower Room:

9' x 7'1 (2.74m x 2.16m) Double walk in shower enclosure with 'aqua' board sides. Low flush wc, pedestal wash hand basin and a vanity sink unit fitted storage cupboards and draws. Plumbed for a washing machine, corner shelving unit and extractor fan. Double glazed/frosted window to the side. Part tiled walls, linoleum flooring, radiator, ceiling coving and a dado rail. Part tiled walls and ceiling light.

Bedroom 1:

14'11 x 11'1 (4.55m x 3.38m) Double glazed window to the front, radiator and television point. Ceiling light and a built in vanity sink unit with storage below.

Bedroom 2:

9'11 x 9'10 (3.02m x 3.00m) Double glazed window to the front with fitted blind. Three double fitted wardrobes, radiator and ceiling light.

Bedroom 3:

11'1 x 7'10 (3.38m x 2.39m) Double glazed window to the rear, ceiling light, radiator and coving.

Outside:

Front:

The front of the house is mostly hard landscape for easy maintenance. A selection of raised beds with flowers, shrubs and trees. Access to the front is via a small path/bridge with a delightful water feature, pump and pond plants. Outside security lighting, pathway down one side of the house leading to the rear garden. Personnel door leading into the garage/workshop.

Rear:

The rear garden is also mainly hard land scaped providing several raised patio seating areas. Rockery garden and gates leading onto the driveway and garage doors. Outside security lighting and water tap. Views over the Golf Course and Driving Range. Beyond that is open Countryside.

Driveway:

The driveway offers ample parking for several vehicles, there is also a 'side' area that would be ideal for parking a motorhome or caravan. Timber built storage shed. Double gates onto Links Drive.

Garage/Workshop: Internal measurements:

28'2 x 7'5 (8.6m x 2.3m) Up and over door, power and light, personnel door to the front. Housing the gas combi boiler. Boarded storage area above.

Utilities:

Main water, electricity, gas and sewerage 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.

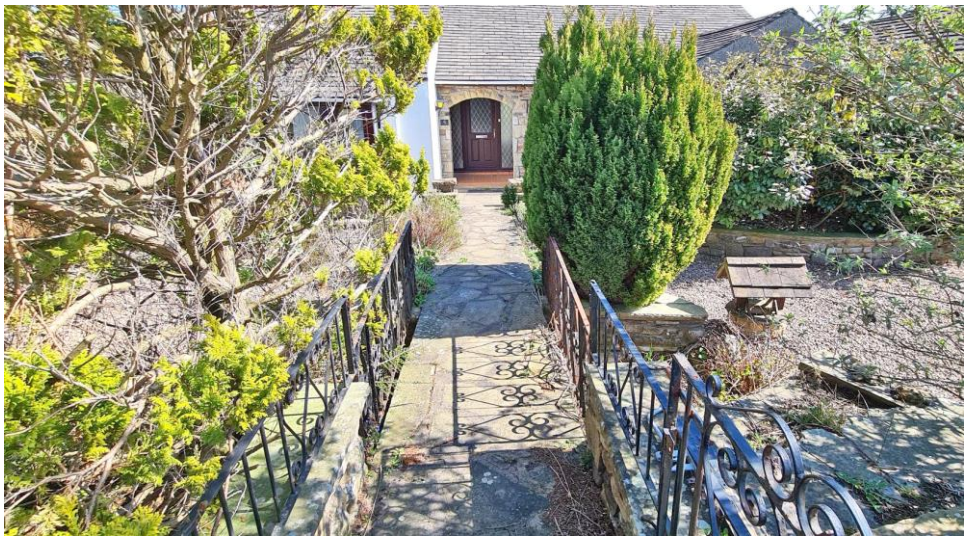
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

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

Links Drive

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft
Garage = 22.5 sq m / 242 sq ft
Total = 133.6 sq m / 1438 sq ft

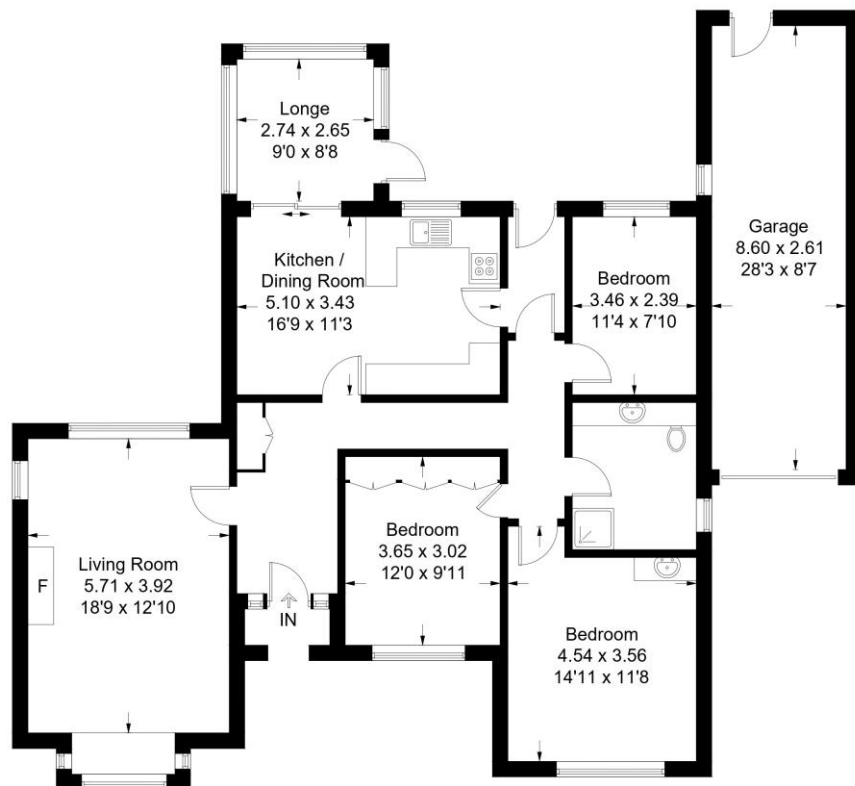


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186256)

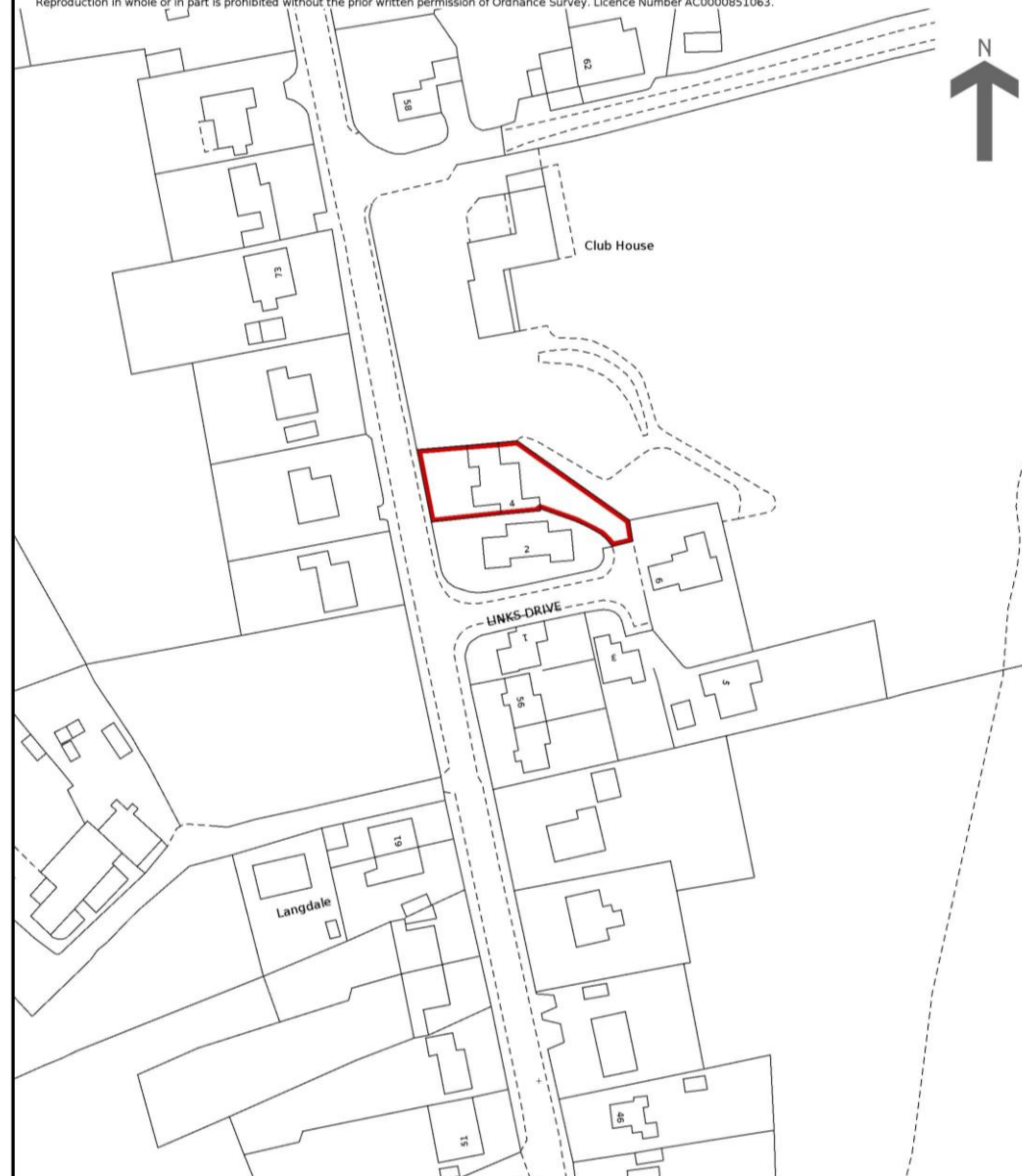
COPY TITLE/BOUNDARY PLAN

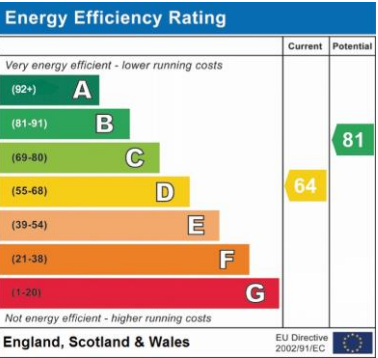
HM Land Registry
Official copy of
title plan

Title number **NYK347926**
Ordnance Survey map reference **SD6669NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Yorkshire**



©Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.





ENERGY PERFORMANCE CERTIFICATE



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, CLITHEROE, 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 of warranty whatever in relation to these properties.