

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## 38 BEECH MOUNT COTTAGE, HIGH BENTHAM

PRICE: £260,000 Region



Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate Band: \*\*\*

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# 38 Beech Mount Cottage, Higher Bentham, Nr Lancaster LA2 7LA

An ideal 3 bedroomed semi-detached family property with full double glazing, gas central heating, adjoining garage, parking for 3 vehicles, garden area to the front and south facing rear paved patio situated enjoying lovely southerly views just a short walking distance from main street shops and amenities in the popular rural market town of High Bentham.

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

**Accommodation Comprising:** (Full gas fired central heating and UPVC sealed unit double glazing throughout).

## **Ground Floor:**

**Lounge:** 16' x 15' max (4.88m x 4.57m max) Feature live flame gas fire, large picture window, open feature staircase.

**Kitchen/Diner:** 16'7 x 12'4 max (5.05m x 3.76m max) Range of fitted cupboards and units incorporating stainless steel sink unit, eye level electric oven, gas hob with overhead extractor hood, integrated dishwasher and fridge and work surfaces with tiled splash backs.

**Utility Room:** 10' x 6' max (3.05m x 1.83m max) Plugged for auto washer access to adjoining garage.

## **First Floor:**

**Bedroom 1:** 11'10 x 10'10 max (3.61m x 3.30m max) Built in wardrobes.

**Bedroom 2:** 11'2 x 10'7 (3.40m x 3.23m) Built in wardrobes.

**Bedroom 3:** 8'7 x 6'10 max (2.62m x 2.08m)

**Landing:** Loft ladder access to half boarded storage loft (housing gas combi boiler for central heating and hot water).

**Bathroom:** 3 piece bath suite incorporating over bath electric shower with glass shower screen.

## **Outside:**

**Front:** Mature front garden area with wrought iron gated central path.

**Side:** Pathway to garage side.

**Rear:** Paved south facing patio access to adjoining garage, garage frontage parking area and private parking area suitable for two further vehicles.

**Attached Garage:** 16'9 x 9'0 max (5.11m x 2.74m) With automatic roller shutter door, light and power installed.



**Utilities:** Mains Gas, Water and Electricity are 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.***











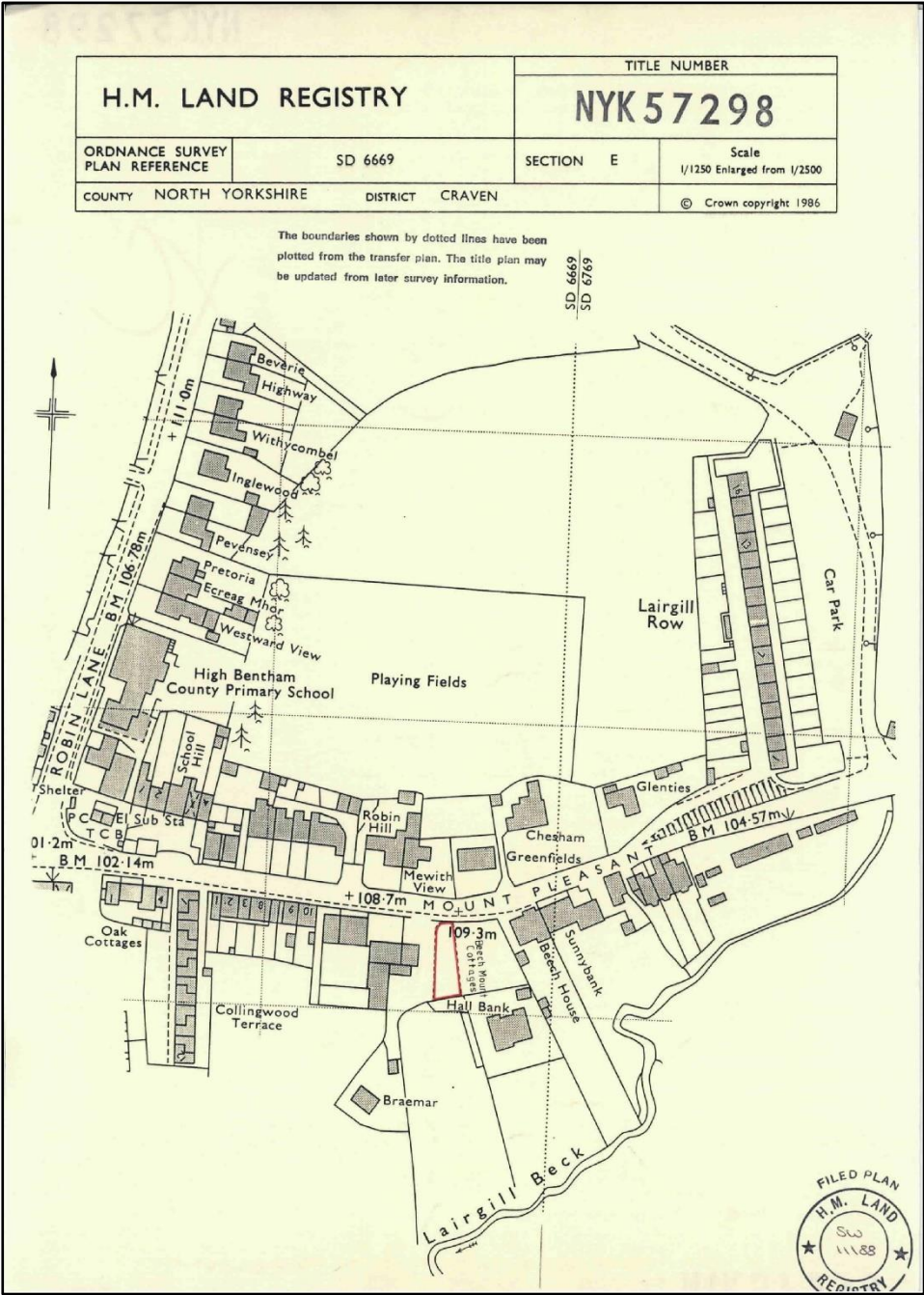




Awaiting Plans

ENERGY PERFORMANCE CERTIFICATE

Awaiting Graph







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