

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

44 SKEW BRIDGE LANE

PRICE: £340,000



Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate Band: A

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

44 Skew Bridge Lane, Galgate, Lancaster, LA2 0LD

Lovely modern detached 4 bedroomed family residence. The property briefly comprises: entrance hall, lounge, ground floor wc, fitted dining kitchen and conservatory to the ground floor and 4 good sized bedrooms including main bedroom ensuite and family bathroom to the first floor. Outside the property boasts a good sized enclosed plot with paved patio, integral garage incorporating utility room and ample off road parking. Located in the picturesque village of Galgate within walking distance of local shops and amenities, school and transport links. ****VIEWING HIGHLY RECOMMENDED****

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

Accommodation Comprising:

Ground Floor:

Entrance hall, lounge, wc, dining kitchen and conservatory.

First Floor:

Main bedroom ensuite, three further bedrooms and a family bathroom.

Outside:

Front: Driveway providing ample off road parking area, lawned garden. Integral garage incorporating utility room.

Side: Personnel door access to rear garden.

Rear: Good sized enclosed garden area with paved patio and shed.

Utilities:

Mains water, solar panels providing electricity and mains drainage connected. ****VERY ENERGY EFFICIENT – LOW BILLS****

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.

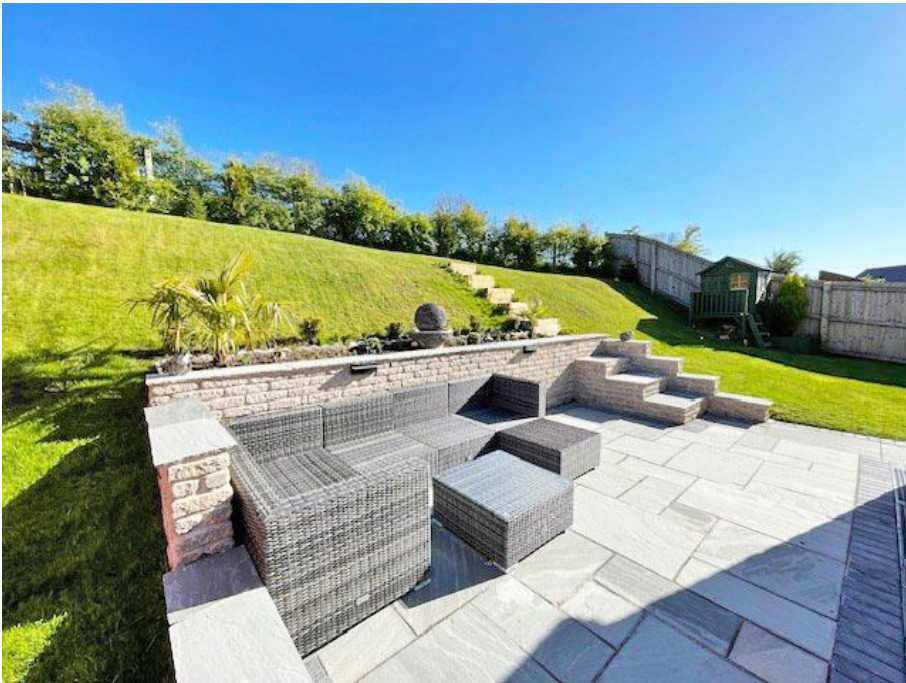
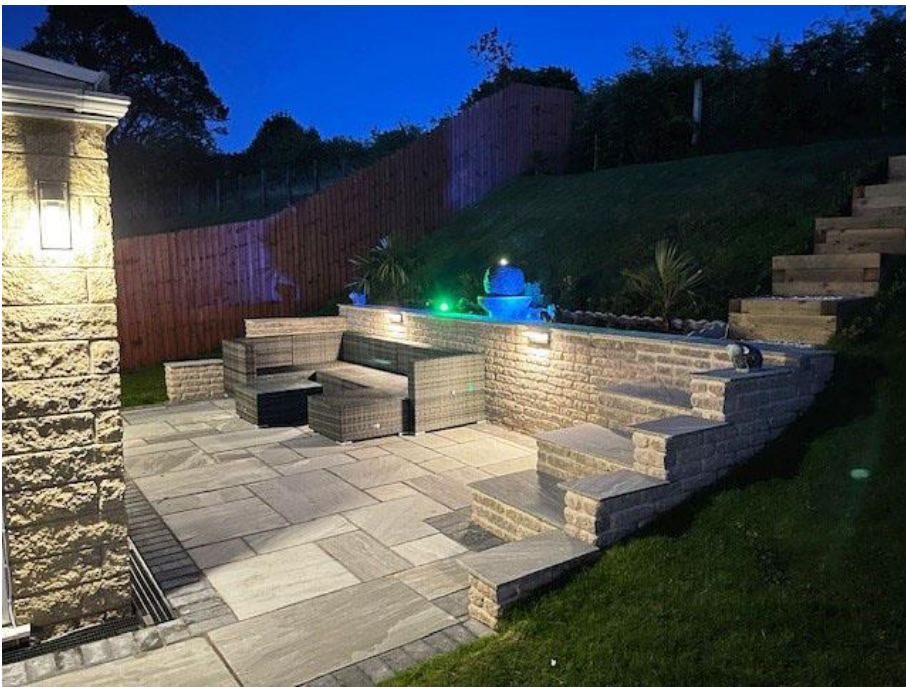
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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.








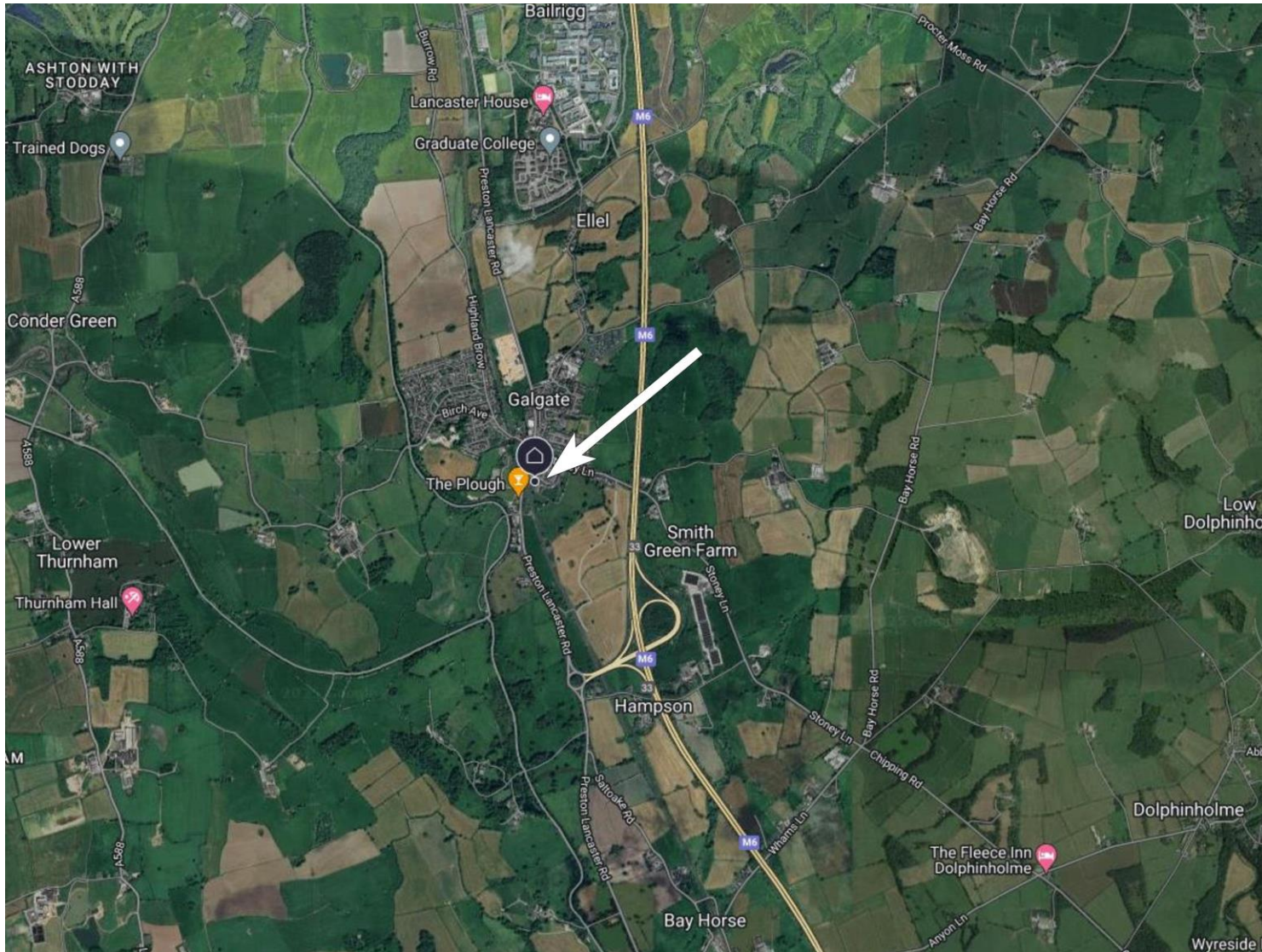


ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	96	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Location Plan



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Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: sawley@rturner.co.uk



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