

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803



Council Tax Band: A

Tenure: Freehold

Energy Performance Certificate Band: D

PRICE: Offers in the Region of £125,000

Little
Stonegate
Cottage

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

Little Stonegate Cottage, Low Bentham, LA2 7DX

Characterful End Stone built 2 bedroomed Terrace Cottage, located in the lovely village of Low Bentham. The property briefly comprises: Lounge/dining room, kitchen, two bedrooms and a house bathroom. Gas central heating and double glazed throughout. Ideal for a starter home, retirement investment or holiday bolthole !

OFFERED CHAIN FREE

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

Accommodation Comprising: Gas central heating and double glazed throughout

Ground Floor:

Lounge / Dining Room:

11'5 x 12'3 (3.48m x 3.73m) Double glazed window to the front incorporating a window seat below. Double glazed front door. Exposed stone wall to one side featuring cast iron multi fuel stove with stone hearth. Character wood beams to the ceiling, centre ceiling light and spotlight to under stairs. Television point, wall mounted central heating control panel. Radiator, smoke detector, stairs to the 1st floor and wood effect laminate flooring.

Fitted Kitchen:

13'3 x 5'3 (4.04m x 1.60m) 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 and a timber 'stable' door leading to the side. Ceiling spotlights, beams to the ceiling and smoke detector.

First Floor:

Landing:

Ceiling light and loft access.

Main Bedroom:

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

Bedroom 2:

7'8 x 6'1 (2.34m x 1.83m) Double glazed window to the rear with deep sill. Radiator and centre ceiling light.

Bathroom:

Three piece white suite comprising: Tongue and Groove timber paneled bath with shower attachment and a fixed "waterfall" shower head. Low flush wc and vanity sink unit. Chrome heated towel rail, fitted mirror and fully tiled walls. Ceiling spotlights, extractor and frosted double glazed window to the rear.

Outside:

Rear:

There is a 'Right of Way' access to the side ginnel.

Front:

Small area, ideal for a bistro style table and chairs or off-road parking for one vehicle.

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.

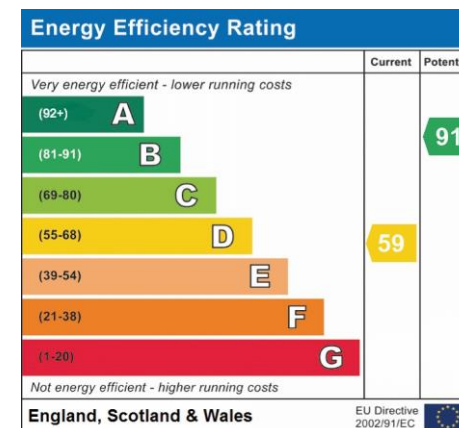
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a smart search to verify information provided however please note the smart search will NOT involve a credit search.



Floor Plans



Energy Performance Certificate



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