

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803



Council Tax Band: B

Tenure: Freehold

Energy Performance Certificate Band: E

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5 Springfield Crescent, High Bentham, Nr Lancaster, LA2 7BD

We are delighted to bring to the market this spacious 3 bedroom mid-terrace house with the benefit of a garage and off road parking. Overlooking a lovely 'green' space in easy walking distance to local shops and other amenities. The property briefly comprises: Hallway, dual aspect lounge, dining kitchen, utility room and ground floor WC. To the first floor are three bedrooms shower room and separate WC. Gardens to the front and rear, garage and off road parking. **Available chain free.**

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

Accommodation Comprising:

Ground Floor:

Hallway:

10'8 x 5'4 (3.25m x 1.63m) Timber and glazed door to the front with glazed windows to either side. Built in cupboard housing the electric meter. Telephone point, smoke detector, vinyl flooring and central ceiling light. Stairs to the first floor.

Lounge:

20'4 x 14' (6.20m x 4.27m) Dual aspect spacious lounge with double glazed window to the front and one to the rear. Feature fireplace with inset gas fire, tiled sides/hearth and wood mantle over. Television point, original wood flooring and two ceiling lights.

Dining Kitchen:

14'4 x 13'1 (4.37m x 3.99m) Having a range of wall and base units, contrasting work surfaces and tiled splash backs. Stainless steel sink unit and a built in pantry cupboard. Gas fire in a tiled surround and tiled hearth. Space for fridge/freezer and space for an electric over. Understairs storage cupboard, central ceiling light, vinyl flooring and two wall mounted electric heaters. Double glazed window overlooking the rear garden. Door leading through to Utility and Ground Floor WC.

Utility Room:

9'3 x 6'5 (2.82m x 1.96m) Wall mounted gas 'Britony II T' boiler, wash hand basin and plumbing for a washing machine. Glazed window to the side, central ceiling light, vinyl flooring and a door leading out to the rear garden.

Ground Floor WC:

Low flush WC and wash hand basin. Chrome heated towel rail, vinyl flooring, central ceiling light and a double glazed window to the side.

First Floor:

Landing:

Staircase is fitted with the original carpet rods. Loft access, wall mounted electric heater, airing cupboard with fitted shelving. Original wood flooring, ceiling light and smoke detector.

Bedroom 1:

Double glazed window to the front overlooking the 'Green'. Wall mounted electric heater, central ceiling light and original wood flooring.

Bedroom 2:

Double glazed window to the rear with super views over open countryside. Wall mounted electric heater, built in storage cupboard, central ceiling light and original wood flooring.

Bedroom 3:

Double glazed window to the front, over stairs storage cupboard, wall mounted fan heater, central ceiling light and original wood flooring.

Shower Room:

Walk in double shower cubicle with sliding glass doors and extractor fan over. Pedestal wash hand basin and part tiled walls. Frosted double glazed window to the rear, wall mounted fan heater, ceiling light, fitted mirror and towel rail. Built in shelving and vinyl flooring.

Separate WC:

Low flush WC, frosted double glazed window to the rear, central ceiling light, vent to the outside and original wood flooring. Part tiled walls.

Outside:

Front Garden:

To the front is a generous garden space with a stone wall to one side and timber fencing too the other sides. Concrete path leads down to the front door with an overhead canopy. Wall mounted gas meter cupboard. Flower and shrub borders.

Rear Garden:

The rear garden is in two parts. The first area is mainly laid to lawn with a selection of mature shrubs and trees. To the other side is an area ideal for a green house or raised beds to grow vegetables etc. space to store recycle bins and gate leading down a path at the rear of the property through an archway for access to the garage and off road parking. Two garden storage buildings.

Garage:

Single garage with up and over door, power and light. Off road parking directly in front of the garage.

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.



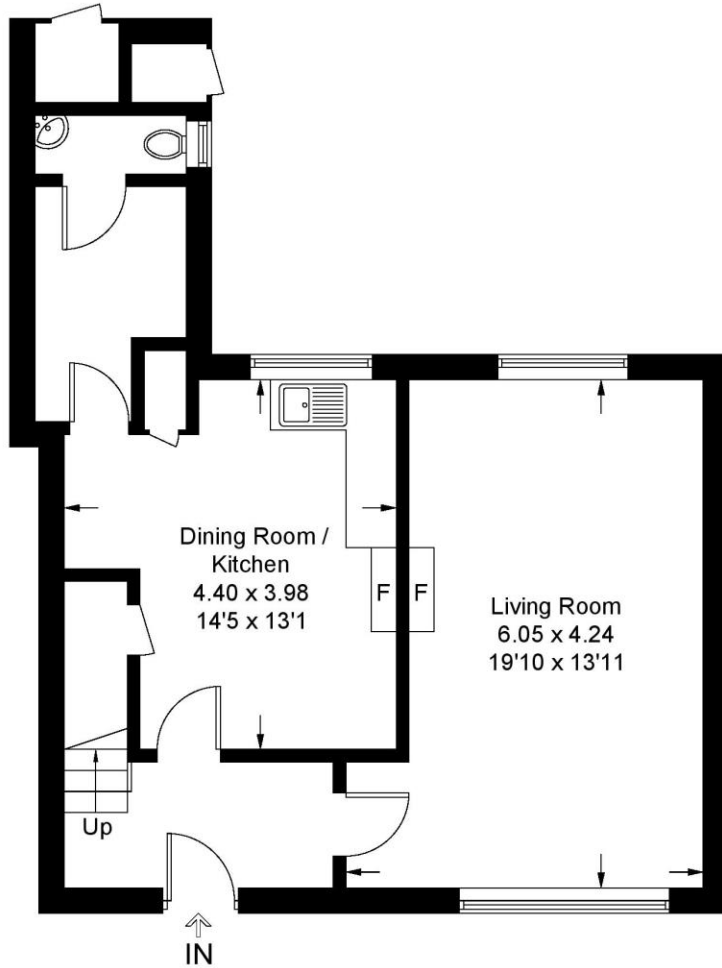




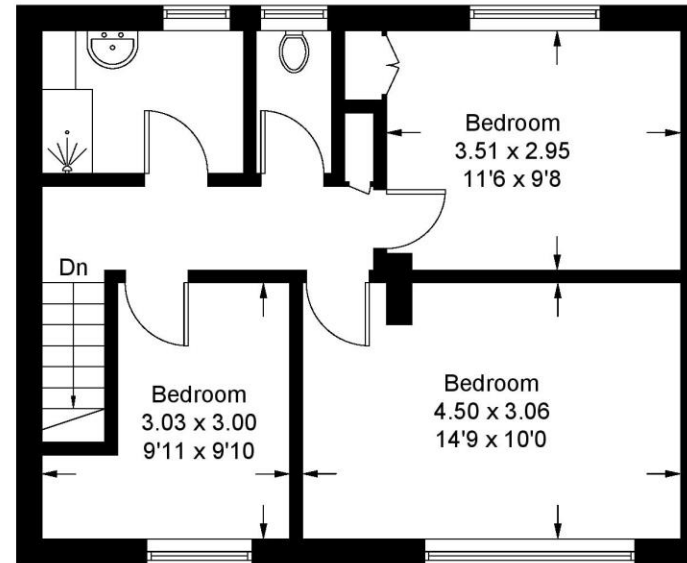
FLOOR PLANS

Springfield Crescent

Approximate Gross Internal Area = 97.9 sq m / 1054 sq ft
(Excluding External Cupboards)



Ground Floor



First Floor

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1135545)

BOUNDARY PLAN

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