

PC165



6 Crow Trees **Crow Trees Yard, (Off Burton Road/Doctors Hill),** **Low Bentham, Nr Lancaster, LA2 7EE**

Price: £195,000 Region

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

A spacious semi-detached family house (*originally dating back to the early 19th Century and substantially extended in the late 1990's*) offering good sized 3 bedroomed accommodation incorporating gas central heating, 2 reception rooms and a generous sized fitted dining kitchen.

Although basically sound the property now ideally lends itself for some general upgrading work to bring it up to a more satisfactory present day standard.

Being conveniently situated in the centre of the popular small rural village of Low Bentham enjoying elevated Southerly rural views.

High Bentham with shops, amenities, community school and railway station 1 mile

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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Accommodation Comprising:

Ground Floor:

Front Entrance Porch:

6'6 x 6'2
(1.98m x 1.88m)

Double glazed leaded glass front door and side panels, centre light.

WC:

5'6 x 4'
(1.68m x 1.22m)

WC, pedestal wash hand basin, centre light, radiator.

Reception Hall:

19'11 x 6'3
(6.07m x 1.91m)

Sliding UPVC patio door leading to rear garden and commanding fabulous Southerly views.

Open staircase, 2 x centre lights, radiator.

Sitting Room:

19' x 13'2
(5.79m x 4.01m)

Open fireplace with wood surround, dual aspect windows incorporating double glazed feature bow window, centre light, 2 x radiators.

Living Room:

18' x 10'1
(5.49m x 3.07m)

Gas fire and surround, bow window, exposed beams, wall lights, centre light fitting, radiator, TV point.

Dining Kitchen:

16'5 x 15'8
(5m x 4.78m)

Fitted cupboards and units incorporating stainless steel sink unit with mixer tap, appliance recesses, dish washer and work surfaces with tiled splash backs. Triple aspect windows, wall mounted "Vaillant" gas boiler providing central heating and hot water. Side door leading into front porch, halogen down lights, centre lights, strip light, radiator.

First Floor:

Landing:

19' x 6'3
(5.79m x 1.91m)

Dual aspect windows incorporating feature arched window commanding fabulous Southerly views.

2 x centre lights, radiator.

Bedroom 1:

19' x 13'2
(5.79m x 4.01m)

Dual aspect windows. Fabulous Southerly views.

Centre light, radiator.

Inner Landing:

12'5 x 2'11
(3.78m x 0.89m)

Bedroom 2:

14'9 x 10'2
(4.50m x 3.10m)

Fabulous Southerly views.

Centre light, radiator.

Bathroom:

16'4 x 6'7
(4.98m x 2.01m)

Panelled bath with overhead electric shower, WC and pedestal wash hand basin, part tiled dado, airing/cylinder cupboard with immersion heater, centre light, radiator.

Bedroom 3:

16'6 x 8'8
(5.03m x 2.64m)

Dual aspect windows. Built in cupboards and shelves, centre light, radiator.

Outside:

- Front:** Private tarmaced frontage within a walled and fenced boundary incorporating a wrought iron gate, fuel bunker and log store.
There is potential to remove the front boundary wall/fence to create alternative private parking space if preferred.
- Westerly Side:** Tarmaced path.
- Rear/Southerly Aspect:** South facing small lawned garden area and flower border enclosed within a wrought iron fenced boundary.
- Services:** Mains water, electricity, gas and drainage connected.
- Tenure:** Freehold with vacant possession upon completion.
- Council Tax Band:** (E) Verbal enquiry only.
- Solicitors:** Goad & Butcher, Midland Bank Chambers, Market Place, Settle, North Yorkshire, BD24 9DR. Tel: 01729 823 500.
- 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.







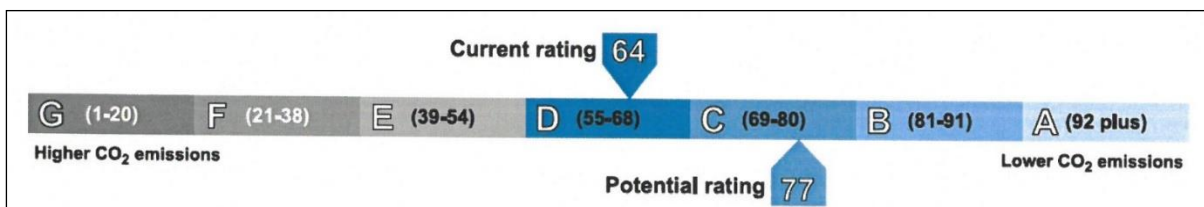
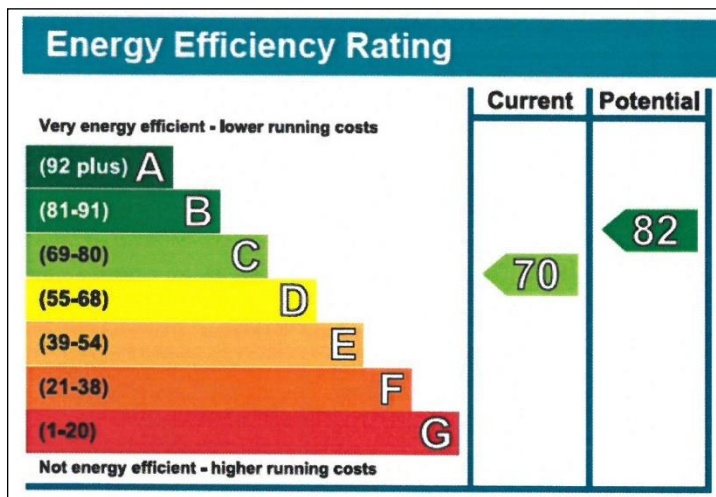
NB. DISCLOSURE OF PERSONAL INTEREST:

In accordance with Section 21 of the 1979 Estate Agents Act and Section 21(1) 1991 No 1032 Act 2(a) and Schedule 1 of the 1991 Property Misdescriptions Act we hereby disclose that the vendor of this property is related to an employee of Richard Turner & Son.

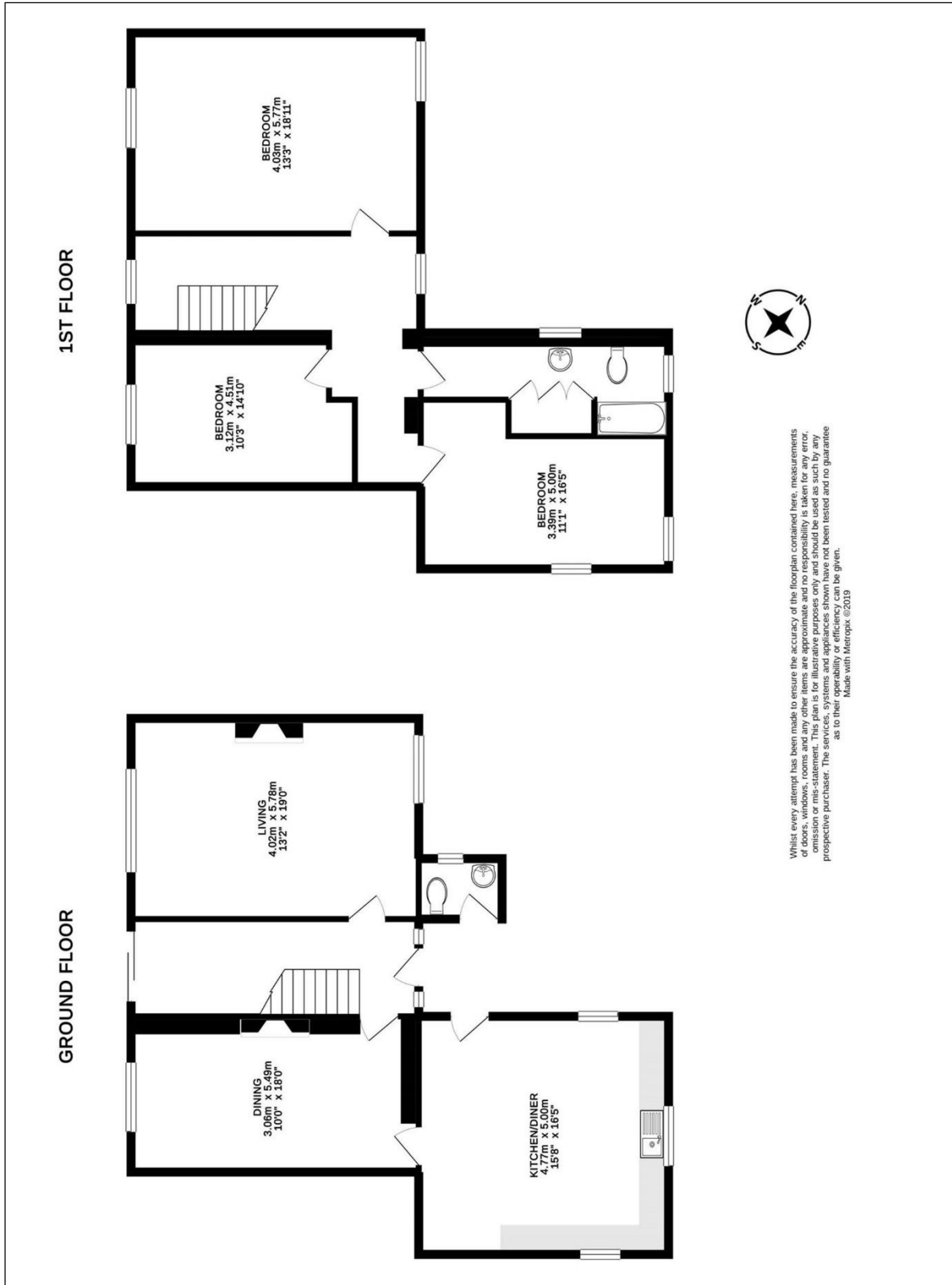
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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



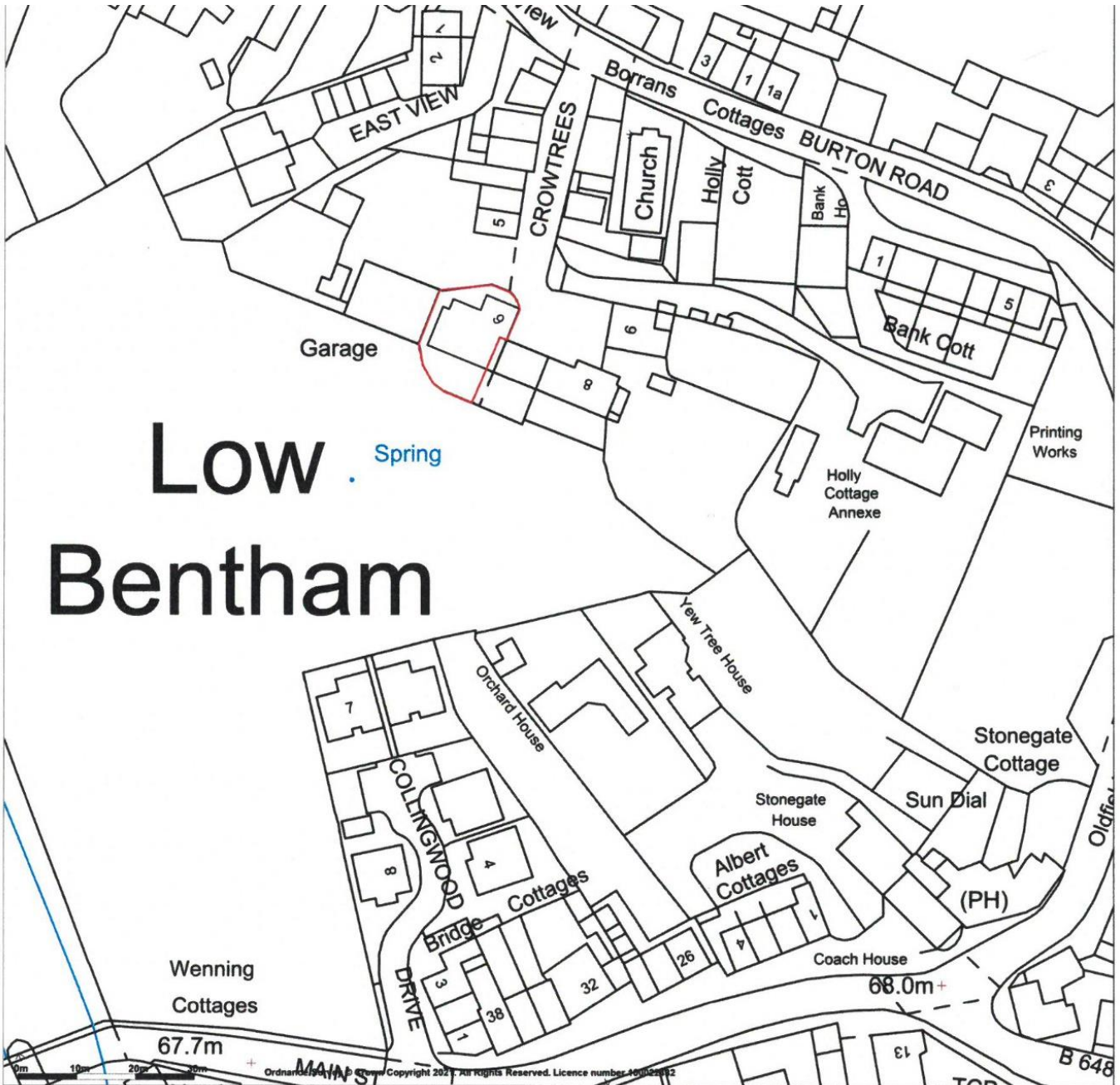
Floor Plan



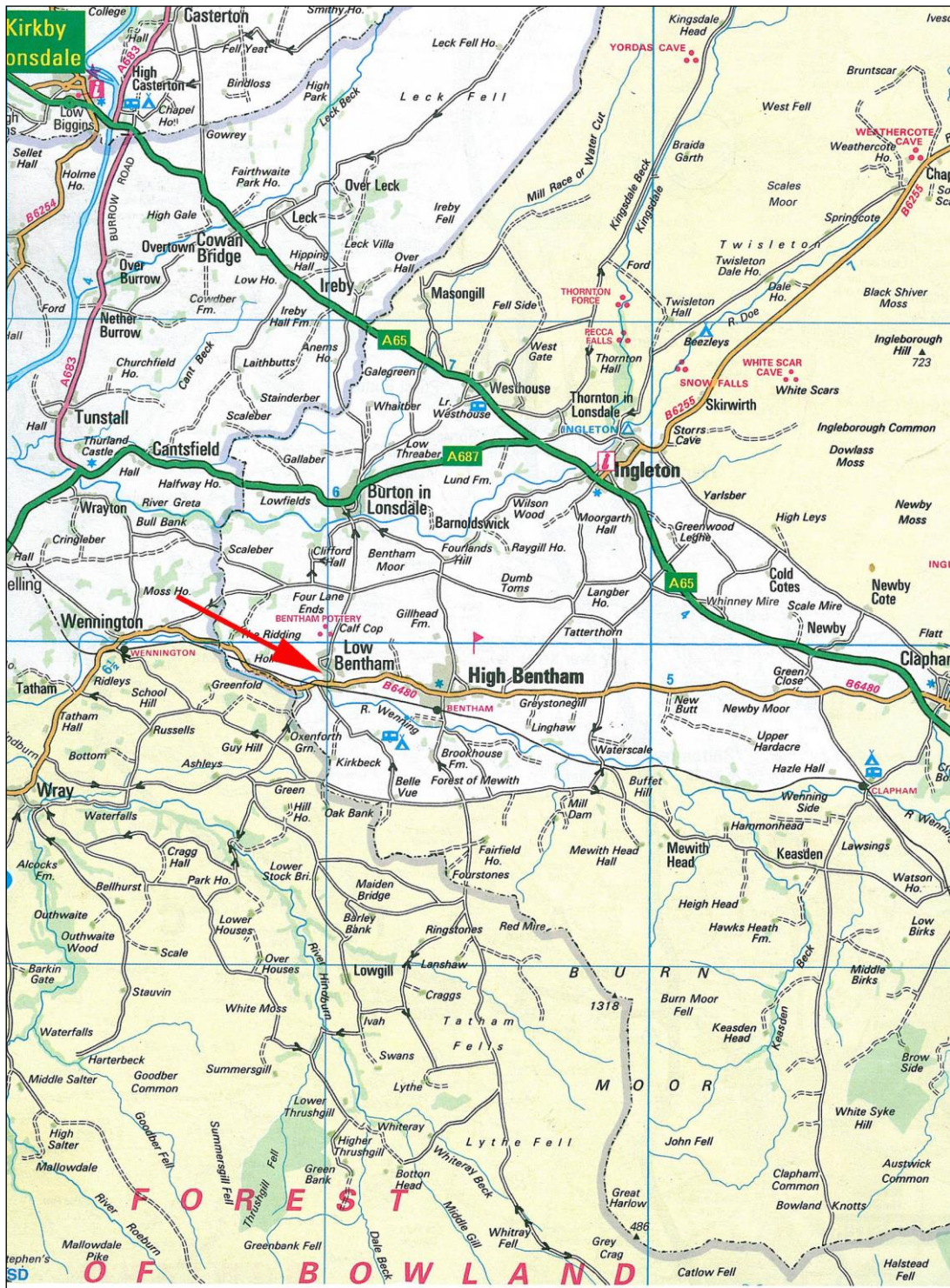
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measurements shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Boundary Plan



Location Plan



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