

DRAFT



4 Ingleborough View Butts Lane, High Bentham, Nr Lancaster, LA2 7AE

Price: REDUCED to £210,000 Region

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

A spacious traditional stone built end property in a small row of only 4 lending itself for some internal upgrading to create a fabulous family property, affording UPVC sealed unit double glazing, gas central heating, 2 reception rooms, fitted kitchen, useful basement cellar, 3 bedrooms, bathroom, front and rear garden areas and private driveway parking.

Being conveniently situated within just a few minutes walking distance of town centre shops and railway station and within 15 miles commuting distance of Lancaster and the M6.

Accommodation Comprising:

Ground Floor:

Front Porch:

Hallway:

16'8 x 3'6
(5.08m x 1.07m)

Open staircase, cornice, dado rail, center light, radiator, telephone point.

Lounge:

16' x 14'1 max
(4.88m x 4.29m max)

Tiled fireplace housing gas fire, window bay, cornice, picture rail, center light, radiator, TV point.

Dining Room:

13'6 x 12'4
(4.11m x 3.76m)

Built in cupboard and drawers, Cornish slate fireplace housing gas fire, picture rail, center light, radiator.

Kitchen:

9'9 x 8'11
(2.97m x 2.72m)

Fitted cupboards and units in light oak incorporating inset stainless steel single drainer sink unit, integrated fridge, auto washer recess, free standing gas cooker and work surfaces with tiled splash backs. Strip light, **wall mounted gas boiler providing central heating and hot water**, radiator, outside door.

Basement Cellar:

16'6 x 12'7 min
(5.03m x 3.84m min)

Fitted shelves, gas meter, center light. *Old set wash boiler.*

Mesne Floor:

Bathroom:

9'11 x 9'
(3.02m x 2.74m)

Cast iron enameled bath, high flush WC and pedestal wash hand basin with tiled splash backs. Airing/cylinder cupboard with immersion heater, center light, radiator.

First Floor:

Landing:

15'3 x 6'6 max
(4.65m x 1.98m max)

Dado rail, center light.

Bedroom 1:

12'0 x 10'7
(3.66m x 3.23m)

Picture rail, center light, radiator.

Bedroom 2:

14'7 x 10'1
(4.45m x 3.07m)

Cornice, picture rail, center light, radiator.

Bedroom 3:

11'5 x 7'
(3.48m x 2.13m)

Picture rail, center light, radiator.

Outside:

Front:

Lawned garden area with flower borders.

Side:

Gated private driveway/parking (*subject to neighbour's right of way on foot*).

Rear:

Yard/garden area (*subject to neighbour's right of way on foot*).
Access to small sub floor area fuel store.







- Services:** Mains water, electricity, gas and drainage connected.
- Tenure:** Freehold with vacant possession upon completion.
- Council Tax Band:** 'D' (*Verbal enquiry only*).
- Solicitors:** Napthens Solicitors, Bridge Mills, Stramongate, Kendal, LA9 4BD.
Tel: 01539 767 000.
- 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.

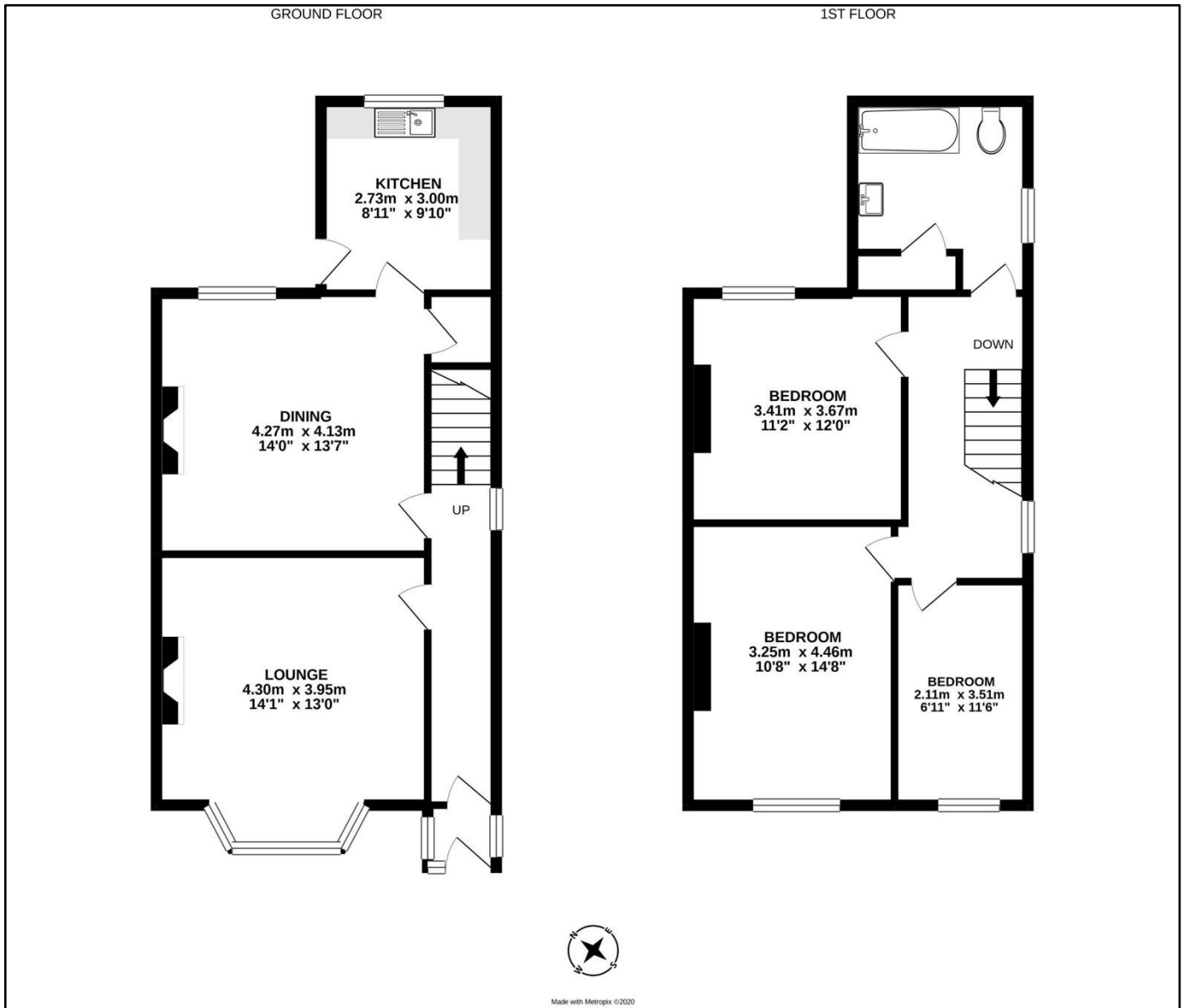
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

View full certificate [here](#)

Floor Plans



Copy Title / Boundary Plan

Awaiting Plan

Location Plan



Old Sawley Grange, Gisburn Road
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