



26 SPRINGFIELD TERRACE

High Bentham, Nr Lancaster, LA2 7BB

Price: **REDUCED** to **£175,000 Region**

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

A substantial 3 bedroomed terraced property with a useful attic room having ideal 4th bedroom potential and an adjacent garage; in need of general upgrade and improvement to create an ideal family home conveniently situated towards the fringe of High Bentham within only 15 miles commuting distance of Lancaster and the M6.

Kendal and the Lakes 20 miles, Settle, Yorkshire Dales National Park 12 miles approx.

Council Tax Band **C**

Energy Performance Certificate Band **G**

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

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Ground Floor:

Reception Vestibule:

4'10 x 3'5 (1.47m x 1.04m)

Hall:

10'11 x 3'5 (3.33 x 1.04) Open staircase, coving, centre light, dado rail

Lounge:

14'10 x 13'11 (4.52m x 4.24m) *including bay window*. Tiled open fireplace, coving, picture rail, centre light.

Dining Area:

14'7 x 12'4 (4.45m x 3.76m) Tiled open fireplace with back boiler providing domestic hot water. Built in fireside cupboards incorporating airing/cylinder cupboard with immersion heater. Picture rail, centre light.

Kitchen:

11'8 x 9'2 (3.56m x 2.79m) Range of old fitted cupboards incorporating stainless steel single drainer sink unit and work surface. Centre light, electric meter cupboard, back door.

Under Stairs Basement Cellar:

15'5 x 3'5 max (4.70m x 1.04m) max. Fitted shelves, centre light, free standing fridge.

First Floor:

Balcony Landing:

18'1 x 6'1 (5.51m x 1.85m) Centre light.

Bedroom 1:

11'8 x 9'11 (3.56m x 3.02m) Wardrobe, center light.

Bedroom 2:

14'1 x 11'6 (4.29m x 3.51m) Picture rail, centre light.

Bedroom 3:

12'7 x 12'7 (3.84 x 3.84m) Picture rail, centre light.

Bathroom

8'7 x 4'11 1/2 (2.62m x 1.50m) 3 piece bath suite incorporating old cast iron enameled bath, wash hand basin and high flush wc. Tiled dado, fitted vanity mirror and shelf, centre light, electric wall heater.

First Floor: (via continued staircase)

Landing:

16'2 x 5'3 max (4.93m x 1.60m) max. Skylight.

Attic:

16'1 x 11'4 (4.90m x 3.45m) Centre light, skylight.

Outside

Front: Small frontage garden area with wrought iron gated path.

Side: Vehicular rights of access via Easterly end of terrace.

Rear: Enclosed concreted yard area with timber stores

Store 1: 10'11 x 6'2 (3.33m x 1.88m)

Fuel Store 2: 5' x 3' (1.52m x 0.91m) approx.

Adjacent concrete block built **garage 16' x 11'9** (4.88m x 3.35m) *internal measurements* with twin timber doors and corrugated asbestos roof.

External gas meter cupboard.

Services: Mains water, electricity, gas and drainage connected.

Tenure: Freehold with vacant possession upon completion.

Solicitors: Walker Foster, The Old White Horse, Market Place, Settle, North Yorkshire, BD24 9EF.

Tel: 01729 811240

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.**

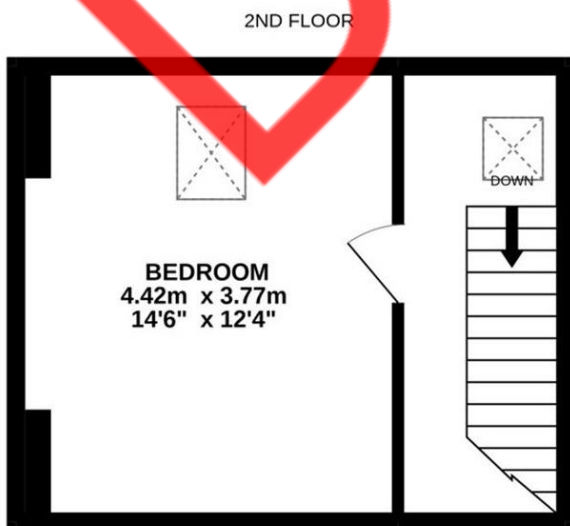
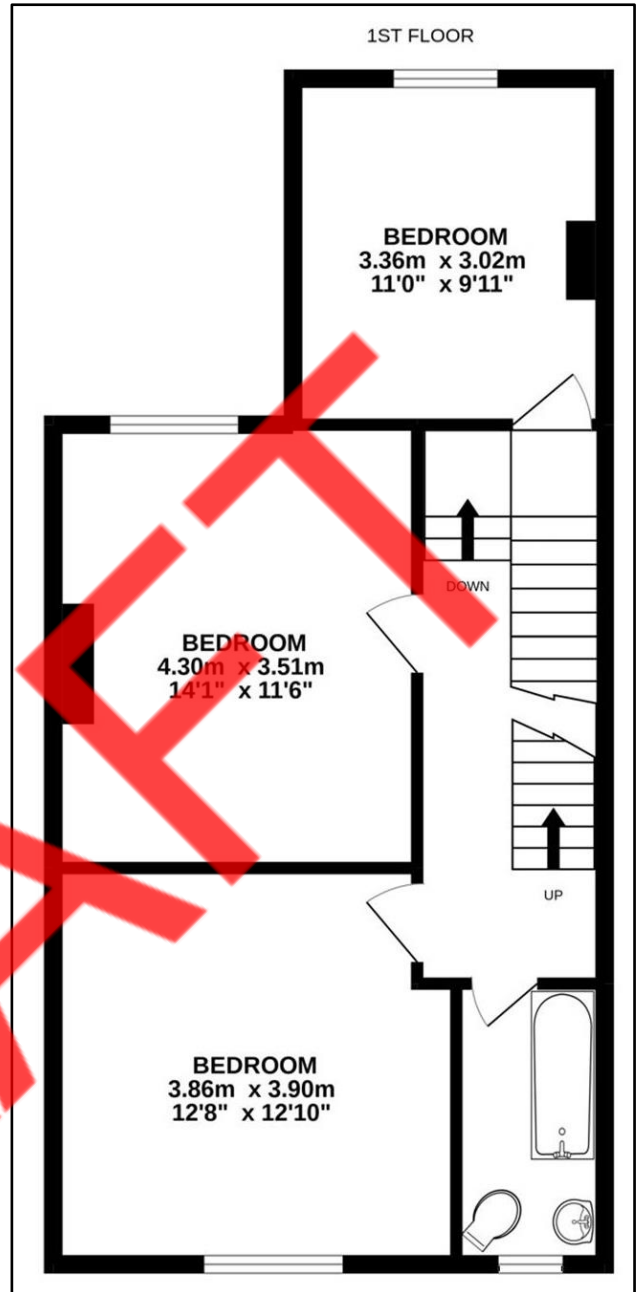
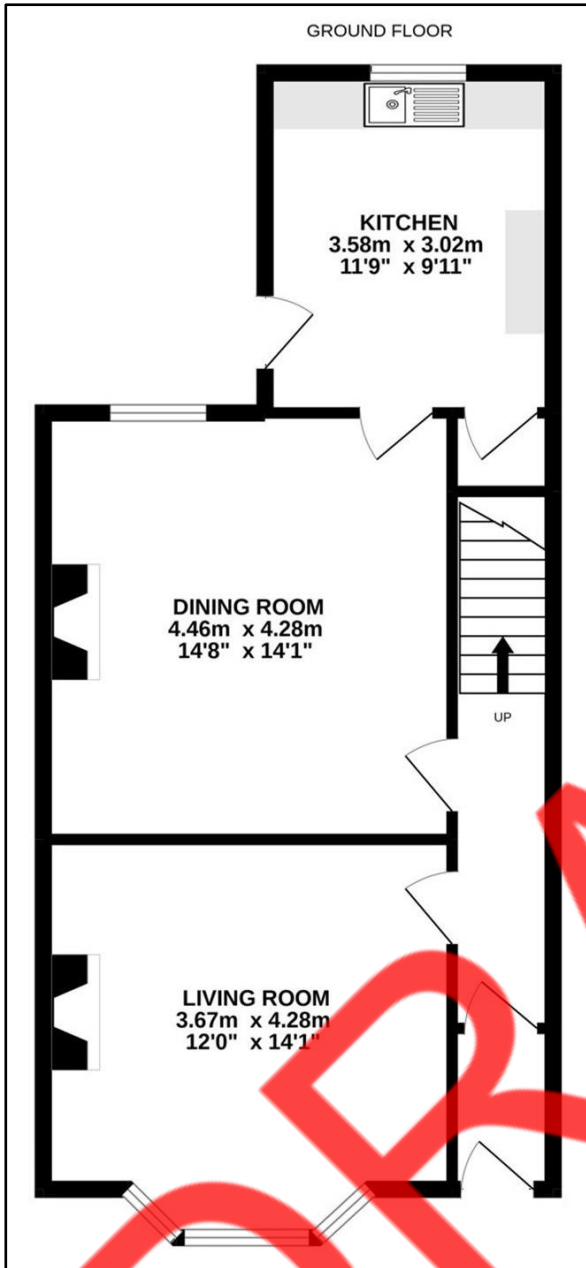
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		42
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Awaiting Plan

Location Plan



NOTES

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