

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

9 INGLEBOROUGH PARK DRIVE

PRICE: £185,000 Region



Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate Band: ***

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9 Ingleborough Park Drive, Ingleton, Carnforth, Lancashire, LA6 3AJ

Semi-detached two bedroomed bungalow located in the very popular village of Ingleton. The property briefly comprises:- entrance porch, fitted kitchen, lounge with open fireplace, two bedrooms and a shower room. To the rear of the property directly below the main accommodation are several basement rooms (one of which is currently used as a utility room). Outside to the front is a split-level garden with ornamental pond, raised flower beds and off road parking area. To the rear of the property is another extensive garden area, mainly hard landscaped with raised flower beds and paved patio. Fantastic open views over fields and countryside beyond. The property is in need of refurbishment and must be viewed to fully appreciate the potential. **NO CHAIN DELAY.**

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

Accommodation Comprising:

Ground Floor:

Side Entrance/Vestibule:

8' x 3'9 (2.44m x 1.14m) Double glazed windows, timber panelling and timber ceiling with inset spotlights. Tiled floor, double glazed/timber door leading through to the Kitchen.

Kitchen:

13'8 x 6'2 (4.17m x 1.88m) Having a range of wall and base units with contrasting work surfaces and part tiled walls. Integrated electric oven and 2 ring ceramic hob with extractor fan above. Double glazed window to the front and side. Inset ceiling spotlights, stainless steel sink with mixer tap. Timber floor and a radiator.

Lounge:

14'2 x 10'4 (4.32m x 3.15m) Feature open fire with stone surround, hearth and stone mantle over. Built in cupboards and display shelving to either side of the fireplace. Timber door and two double glazed windows to the front. Radiator, inset ceiling spotlights and coving. Telephone point and TV point.

Inner Hallway:

Loft access, radiator, ceiling coving, inset ceiling spotlights and smoke detector.

Bedroom 1:

14'6 x 8'4 max (4.42m x 2.54m max) Fitted wardrobes and draws, radiator, coving and inset ceiling spotlights. Double glazed window to the rear with stunning views over open fields and countryside beyond. Two fitted headboards and pull cord light switch.

Bedroom 2 (Currently Study):

8'4 x 8'5 (2.54m x 2.57m) Double glazed window to the rear with open countryside views. Radiator, inset ceiling spotlights, coving, fitted desk, drawers and shelving. Timber panelling to one wall.

Shower Room:

3 piece suite comprising:- vanity sink unit, low flush wc and walk-in shower enclosure. Radiator, double glazed and frosted window to the side. Fully tiled walls, ceiling spotlights and coving. Extractor fan and shaving point.

Basement Cellars:

Several basement rooms under the house with shelving, power and light accessed via outside door in the rear garden. Including utility room, plumbed for washing machine and housing boiler.

Outside:

Front Garden:

Ornamental pond with Victorian style outside lamp. Steps down to the garden from the roadside and pavement. Outside waterproof electric sockets. Paved patio area, raised flower beds, outside tap and light. Off road parking space.

Side of the Property:

Paved sloping access to the rear garden with handrail and three raised paved areas ideal for a shed or storage. Security light.

Rear Garden:

Spacious paved patio, raised flower beds and stone wall to the rear. Open views over fields and countryside beyond. Outside light.

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.

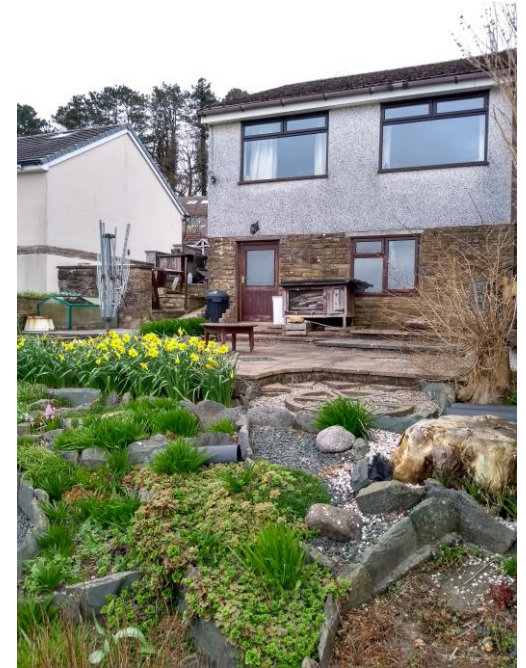
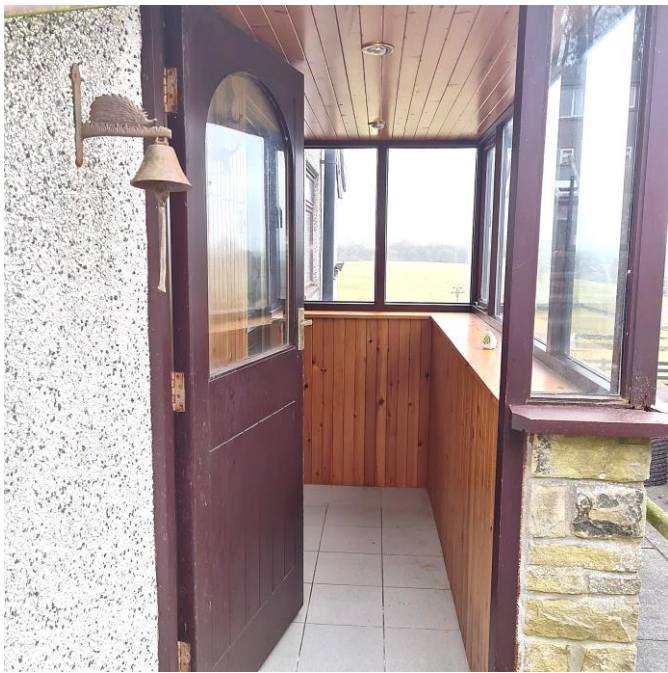
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

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.





Awaiting Plan

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Awaiting Plan

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