

DRAFT

1 Stork Cottage Conder Green, Thurnham, Nr Lancaster, LA2 0AT

Price: REDUCED to £165,000 Region

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

Virtual Tour: Available on line via *“Rightmove and On The Market”*

A quaint stone built 2 bedroomed semi-detached cottage benefitting from full UPVC sealed unit double glazing but ideally lending itself for some general upgrading to potentially create a lovely character property. Externally the cottage enjoys an attractive cobbled frontage for parking, outside stores and a good sized lawned garden area with a further stone built store.

Being conveniently situated for easy access to the popular coastal footpath / Glasson Docks in a roadside location near the Stork Public House.

Lancaster only 4 miles approx.

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

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

Accommodation Comprising: (UPVC sealed unit double glazed windows and doors throughout).

Ground Floor:

Entrance Vestibule:

4'8 x 4'

(1.42m x 1.22m)

Kitchen:

12'11 x 9'7 max

(3.94m x 2.92m max)

Fitted wall cupboards and units incorporating stainless steel single drainer sink unit with tiled splash backs, appliance recesses and work surfaces, center light.

Walk In Pantry:

8'6 x 3'10 approx.

(2.59m x 1.17m approx.)

Fitted cupboards and shelves, center light.

Lounge:

13'11 x 12'4

(4.24m x 3.76m)

Tiled open fireplace, electric meter cupboard, under stairs cupboard, painted beams, 2 x center lights.

Rear Vestibule:

4'11 x 4' approx.

(1.50m x 1.22m approx.)

Outside door, open staircase, smoke alarm.

First Floor:

Landing:

Feature divided staircase, loft access, center light, smoke alarm.

Bathroom:

7'3 x 5'7 min

(2.21m x 1.70m min)

3 piece bath suite incorporating over bath shower and tiled splash backs. Doorway recess with built in airing/cylinder cupboard with immersion heater. Electric wall heater, painted beam, center light.

Bedroom 1:

17'9 x 9'9 max

(5.41m x 2.97m max)

Dual aspect windows, painted beams.

Bedroom 2:

13'4 x 9'11

(4.06m x 3.02m)

Painted beam, center light.

Outside:

Front:

Cobbled frontage parking.

Side:

Right of way on foot over neighbours yard.

Rear:

Concreted yard area with lean-to store, adjacent part brick/part stone built store. Good sized lawned garden with semi-detached stone built fuel store 6' x 2'10 int. meas. (1.83m x 0.86m) plus lean-to open fronted storage area. Timber garden shed.





Services: Mains water and electricity connected. Shared septic tank drainage installed.

Tenure: Freehold with vacant possession.

Council Tax Band: 'C' (Verbal enquiry only)

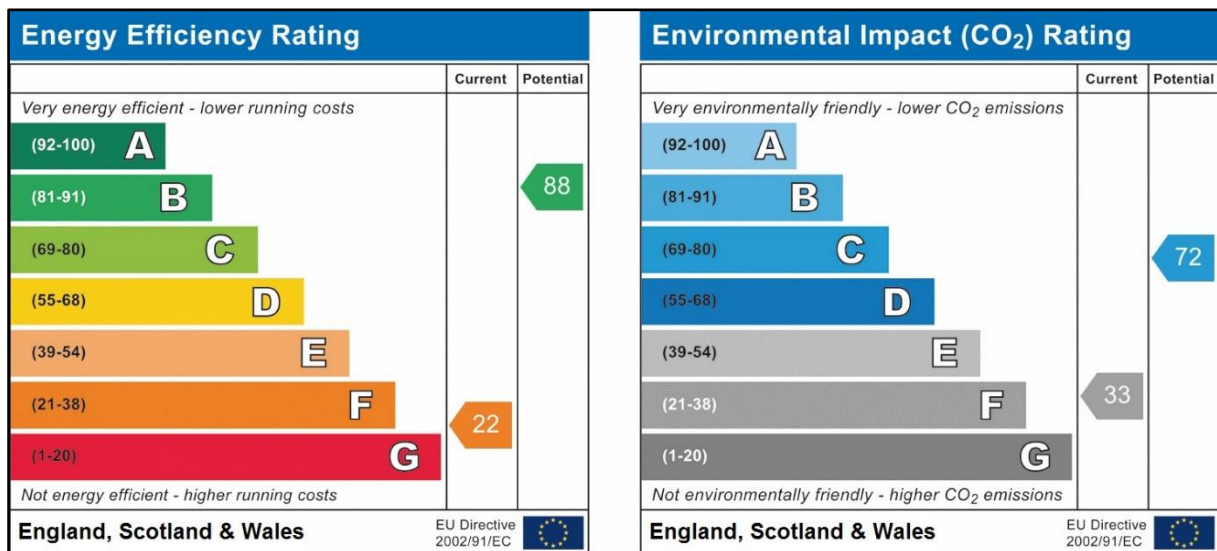
Solicitors: Cyril Morris Arkwright Solicitors. Capitol House, 51 Churchgate, Bolton, BL1 1LY. Tel: 01204 535 261.

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.

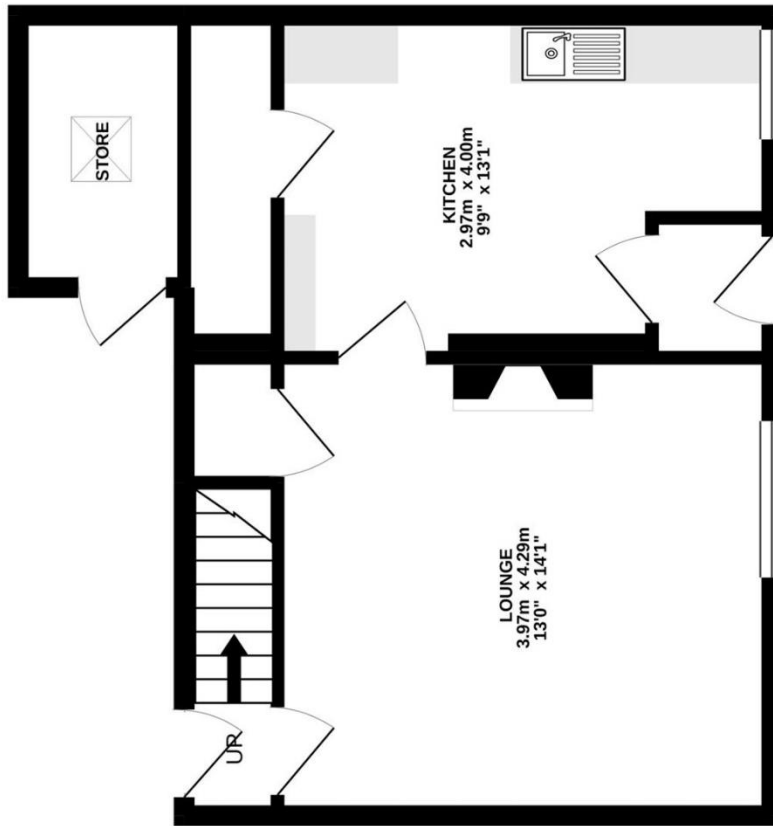
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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

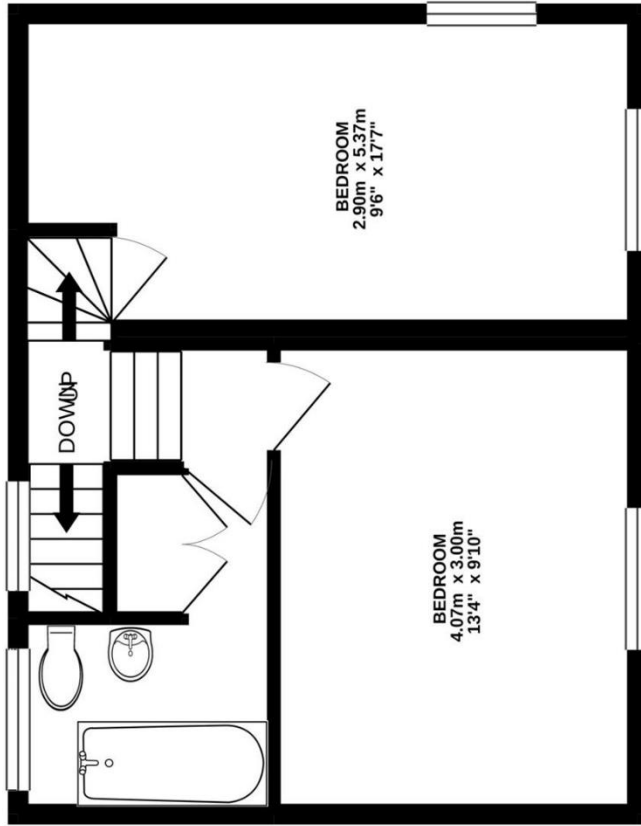


Floor Plans

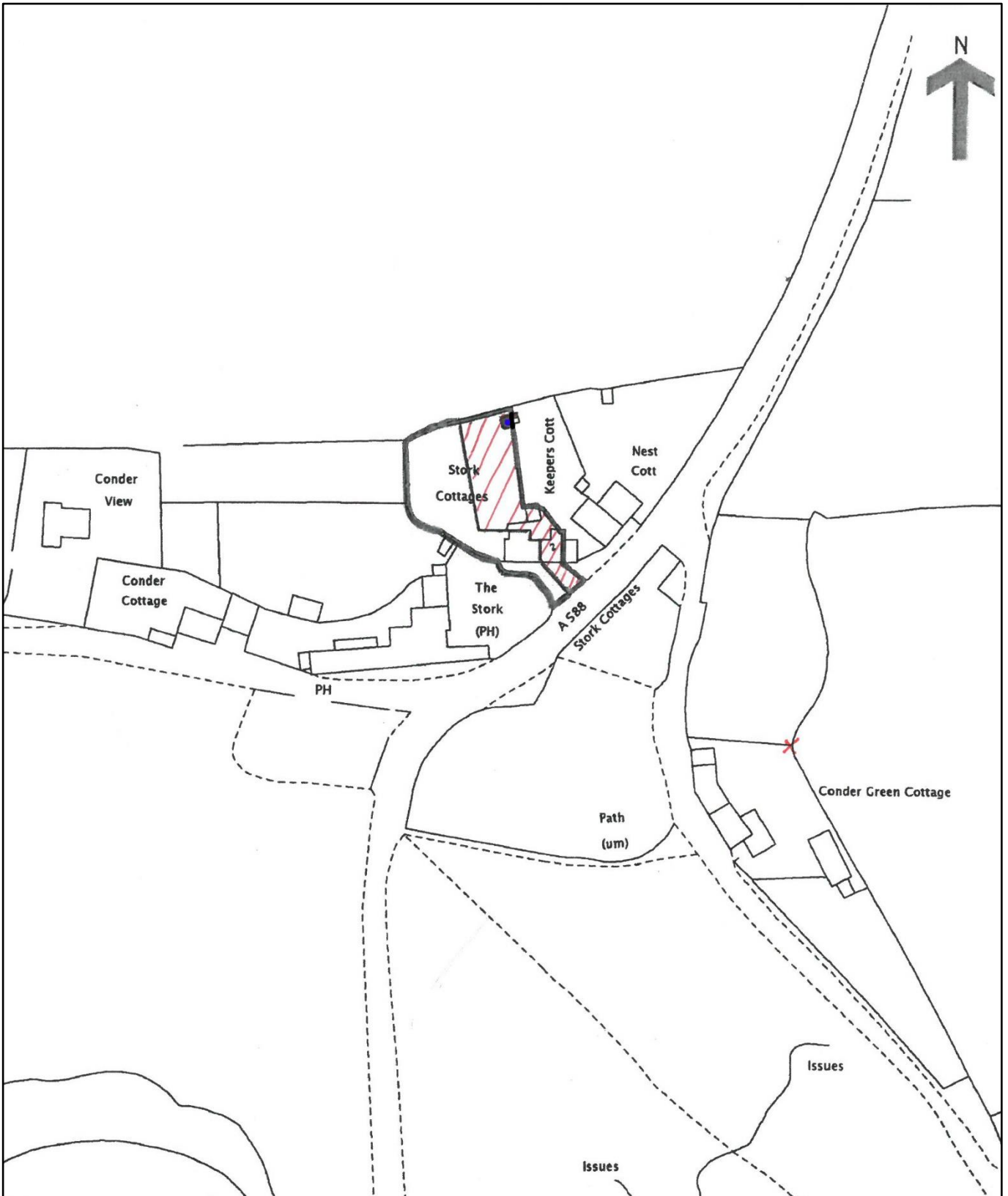
GROUND FLOOR



1ST FLOOR



Boundary Plan
(hatched area = 1 Stork Cottage)



Location Plan



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