

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

11 SPRINGFIELD CRESCENT, HIGH BENTHAM

PRICE: £155,000



Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate Band: D

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

11 Springfield Crescent, High Bentham, Nr Lancaster, LA2 7BD

Semi-detached two bedroom true bungalow in need of complete refurbishment. The property is located in a quiet close overlooking a pleasant 'green'. Briefly comprising: Entrance hallway, lounge opening into a dining room, separate kitchen, two bedrooms and house bathroom. Outside is a single garage, off street parking, gardens to the front and rear. **IN NEED OF COMPLETE REFURBISHMENT AND OFFERED WITH NO CHAIN DELAY.**

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

Accommodation Comprising:

Ground Floor:

Entrance Hallway:

Lounge:

17'8 x 14' (5.38m x 4.27m) Double glazed window to the front. Fireplace housing gas fire, radiator, two ceiling lights. External door.

Dining Room:

14'6 x 9' (4.42m x 2.74m) Double glazed patio doors leading to the rear garden, radiator, ceiling light.

Kitchen:

11'9 x 8' (3.58m x 2.44m) Range of wall and base units with complementary work surfaces. Stainless steel sink, plumbing for washing machine. Cooker point. External side door, double glazed window.

Bedroom 1:

17'6 x 13' (5.33m x 3.96m) Double glazed window, radiator, ceiling light.

Bedroom 2:

8'10 x 7'10 (2.69m x 2.39m) Double glazed window, radiator, ceiling light.

Bathroom:

Three piece burgundy bath suite comprising bath, wc and wash hand basin. Double glazed window.

Outside:

Front:

Small garden with low stone walled boundary. Unrestricted street parking.

Side:

Driveway parking for several vehicles. Single garage.

Rear:

Enclosed rear garden.

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.




COPY TITLE / BOUNDARY PLAN



Awaiting Plan

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: property@rtturner.co.uk
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: sawley@rtturner.co.uk



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