

PH210



5 High Croft Off Butts Lane, High Bentham, Nr Lancaster, LA2 7FE

Price: REDUCED to £219,500 Region

Viewing: Through Richard Turner & Son Bentham Office

An immaculate modern terraced house situated on a pleasant cul-de-sac offering spacious 3 double bedroomed accommodation incorporating full gas central heating and sealed unit double glazing, cloakroom, fitted kitchen, a good sized lounge and separate dining room with a lovely conservatory / garden room extension.

Externally the property enjoys private forecourt parking suitable for 2 cars and a lovely enclosed rear garden area.

Lancaster and The M6 – 15 miles, Settle and the Yorkshire Dales National Park 12 miles,
Kendal and The Lakes 19 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:

Ground Floor:

Reception Hall: 16'5 x 7'8 max inc. stairs (5m x 2.34m max inc. stairs)	Open feature staircase with under cupboard, 2 x center lights, radiator, smoke alarm.
Cloakroom: 5'4 x 3'4 (1.63m x 1.02m)	WC and corner wash hand basin, tiled dado, center light, radiator.
Lounge: 15'10 x 14'3 (4.83m x 4.34m)	Fireplace housing live flame gas fire, built in book shelves, picture lights, center light, radiator, TV point. Double doors to:-
Dining Room: 12'5 x 11'3 (3.378m x 3.43m)	Center light, radiator. Glazed double doors to:-
Conservatory/Garden Room: 10'5 x 9'2 (3.17m x 2.79m)	Center light, electric wall heater. Outside door.
Kitchen: 11'3 x 9'4 (3.43m x 2.84m)	Fitted cupboards and units incorporating built in electric oven, ceramic hob with extractor hood, integrated auto washer and fridge freezer, inset 1½ bowl single drainer sink unit with mixer tap, pelmet lighting and work surfaces with tiled splash backs. Center light fitting, radiator. Outside door.
<u>First Floor:</u>	
L-Shaped Landing: 11'2 x 7'10 max (3.40m x 2.39m max)	Built in cupboard housing gas combi boiler for central heating and hot water.
Bathroom: 7'9 x 7'8 (2.36m x 2.34m)	3 piece bath suite, tiled dado and splash backs, center light, radiator, auto vent.
Bedroom 1: 13'3 x 11'11 min (4.04m x 3.63m min)	Built in twin double wardrobes, fitted dressing table and drawers, center light, radiator.
Bedroom 2: 11'3 x 11' (3.43m x 3.35m)	Built in twin double wardrobes, center light, radiator, TV point.
Bedroom 3: 11'3 x 10'11 (3.43m x 3.33m)	Center light, radiator.
<u>Outside:</u>	
Front:	Attractive brick paviour private forecourt parking suitable for 2 vehicles.
Rear:	Enclose garden area with shed.







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

Tenure: Freehold with vacant possession upon completion.

Council Tax Band: C (Verbal enquiry only.)

Solicitors: Coles Solicitors, Town Hall, Settle, North Yorkshire, BD24 9EJ.
Tel: 01729 823 589.

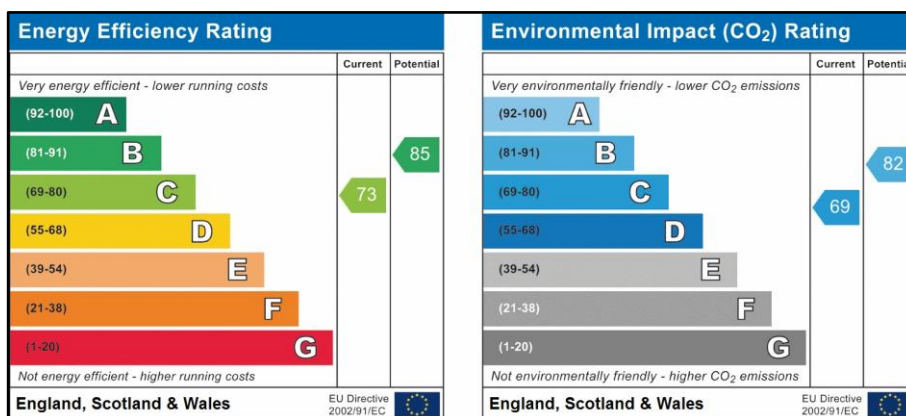
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

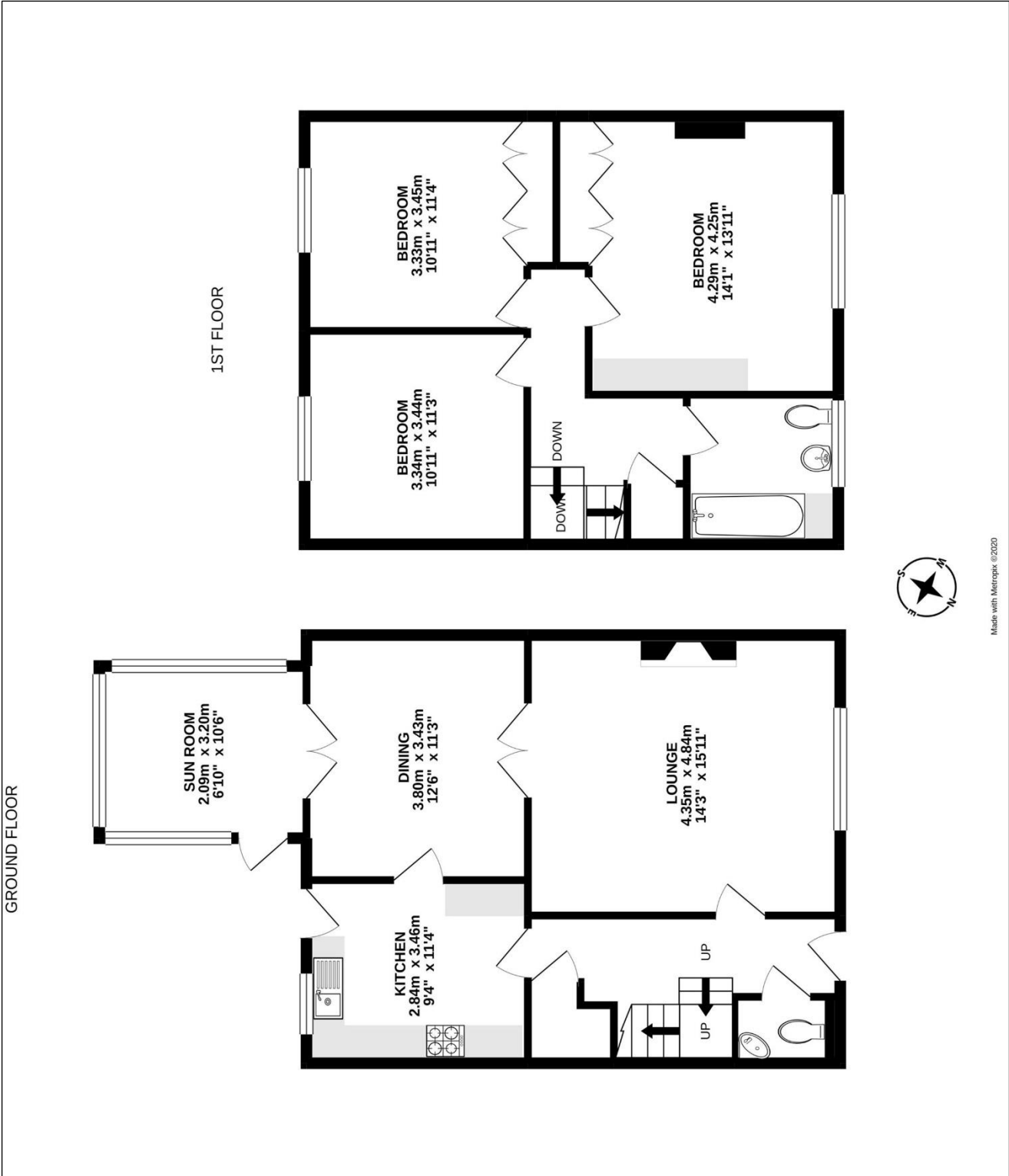
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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.

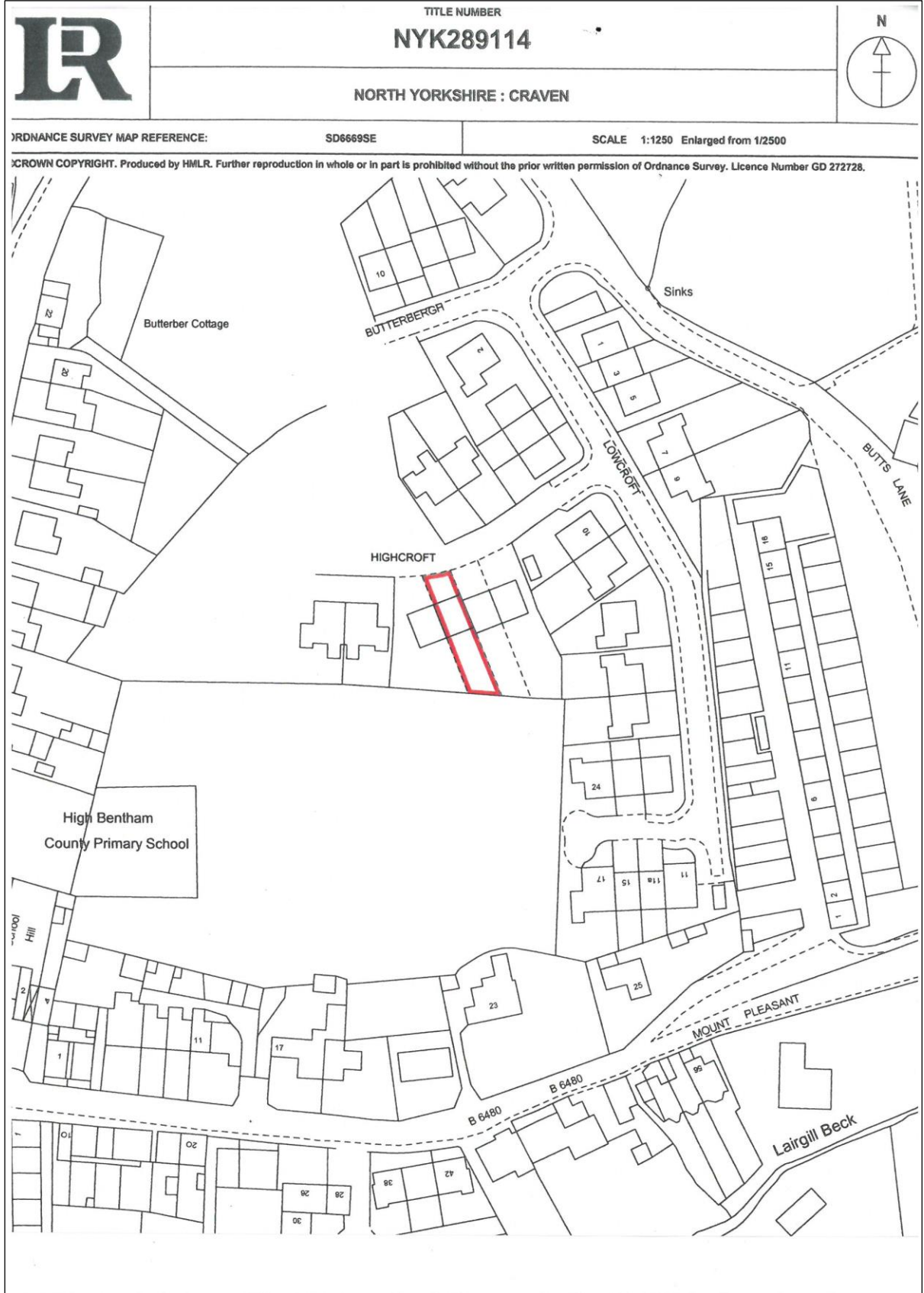
Energy Performance Certificate



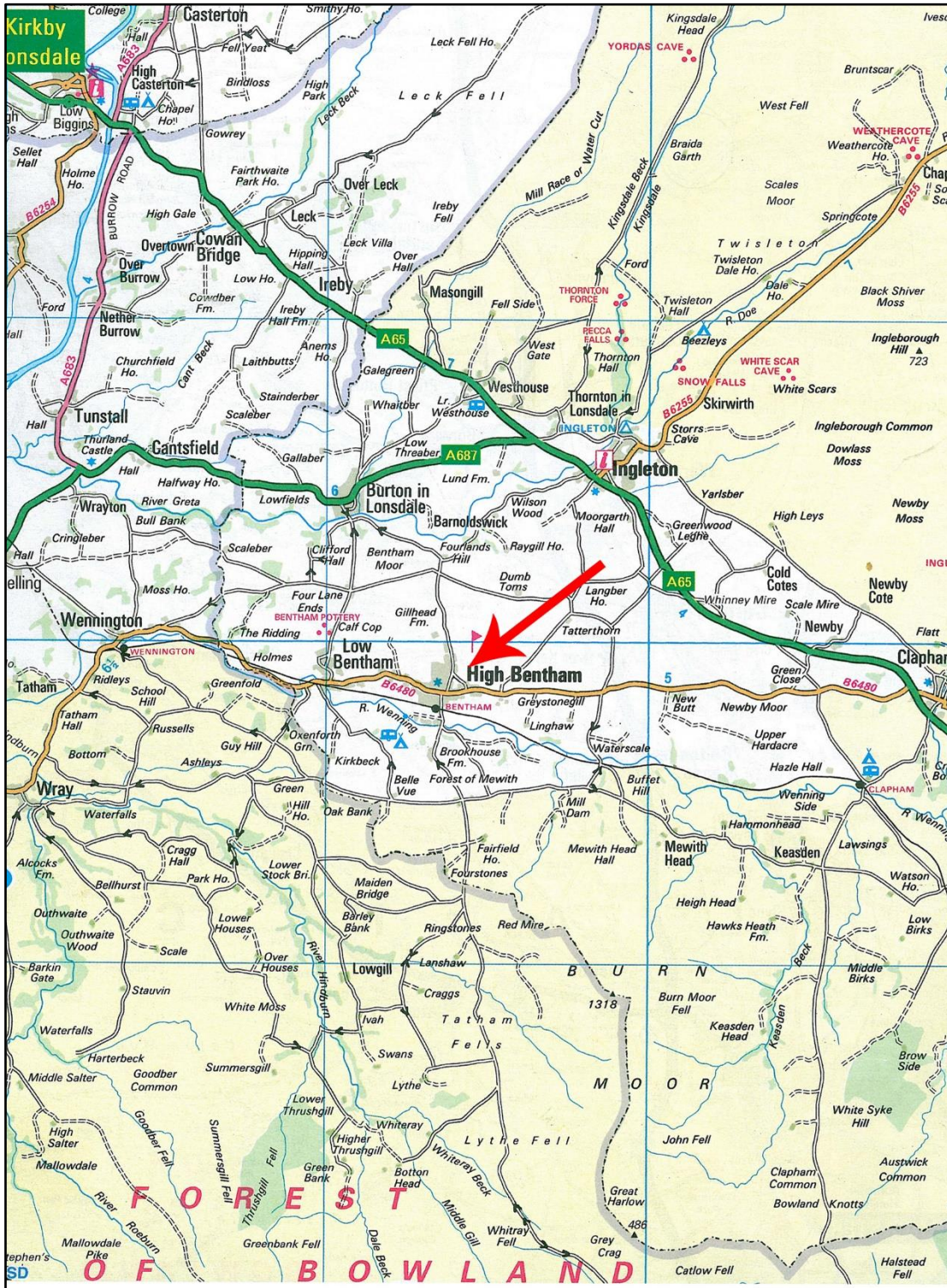
Floor Plans



Copy Title/Boundary Plan



Location Plan



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