

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

1 TANSEY TERRACE, INGLETON

PRICE: £150,000 Region



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@rturner.co.uk W: www.rturner.co.uk

1 Tansey Terrace, Back Gate, Ingleton, Carnforth, LA6 3BX

Stone built, end terrace, 2 bedroomed cottage, dating back to 1875, located in the popular village of Ingleton. The property briefly comprises: Entrance hall, lounge, dining kitchen, utility room and cellar. To the first floor are two double bedrooms and a bathroom. Outside is a rear yard. Gas central heating and the majority of the windows are double glazed. In need of modernisation and offered CHAIN FREE. Viewing is essential to appreciate the size and potential the house has to offer.

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

Accommodation Comprising:

Ground Floor:

Entrance Vestibule:

Timber glazed door leading to hallway.

Hallway:

Further timber / glazed door, L-shaped hallway with two radiators, ceiling coving and two ceiling lights. Fixed coat hooks, display shelving and wall mounted central heating control thermostat. Stairs to first floor, door under the stairs leading to the cellar.

Lounge:

16'1 x 10'4 (4.90m x 3.15m) Two double glazed windows, ceiling coving, rose and centre light. Radiator, hearth with electric fire. Television aerial point.

Kitchen:

11'5 x 11'0 (3.48m x 3.35m) Having a range of wall and base units, contrasting work surfaces and part tiled walls. Stainless steel sink unit with mixer tap. Original built in pantry cupboards, wall mounted gas fire and central heating control panel. Two double glazed windows, television aerial point, ceiling strip lighting and linoleum flooring.

Utility Room:

Incorporating a ground floor wc (low flush wc, frosted double glazed window and door). Original stone slab work surface and Belfast sink with hot and cold taps. Plumbed for washing machine and ample space for other white goods. Original beams to the ceiling and UPVC clad walls. Double glazed window and door to the side and a small original glazed window to the rear. Wall mounted gas meter, power and light sockets.

First Floor:

Landing:

Split level landing with ceiling light and loft access.

Bedroom 1:

14'7 (up to wardrobe front) x 10'9 (4.45m x 3.25m) Fitted wardrobes along one wall, radiator, double glazed window to the front and side. Centre ceiling light and wall light with pull cord. Television aerial point.

Bedroom 2:

Double glazed window to the front, radiator and ceiling light.

Bathroom:

Three piece suite comprising: low flush wc, pedestal wash hand basin and paneled bath with shower attachment over. Part tiled walls, frosted double glazed window to the side, built in airing cupboard having water tank. Centre ceiling light and linoleum flooring.

Outside:

Small decorative wall to two sides providing area for pots/planting. Rear yard, leading onto access road and rest of the row of houses rear gardens.

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.

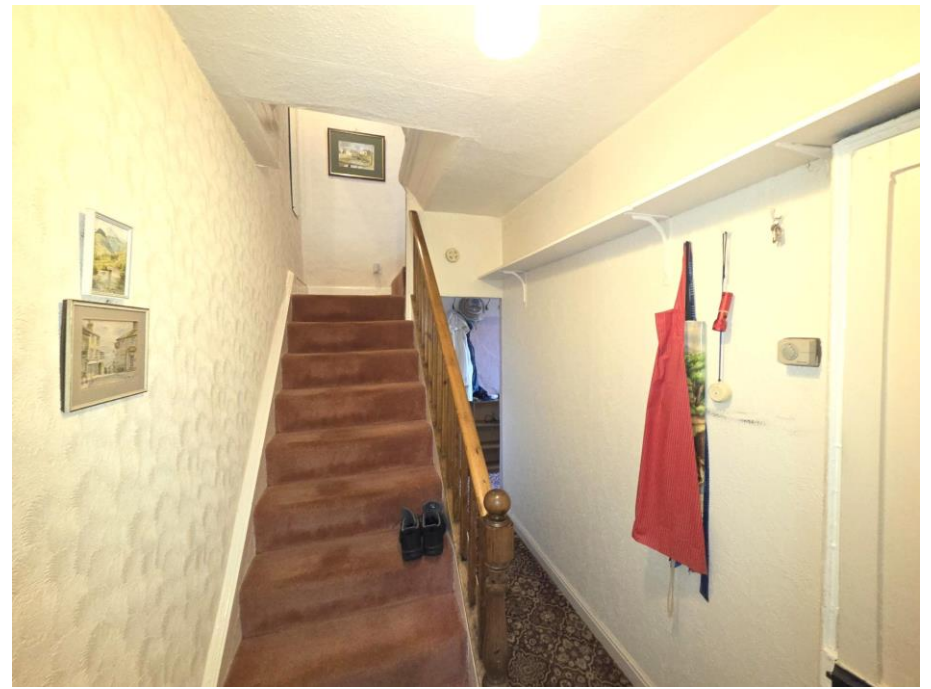
Through whom all offers and negotiations should be conducted.

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.



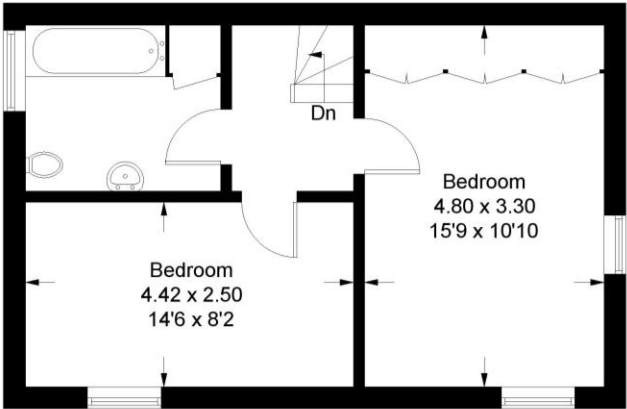




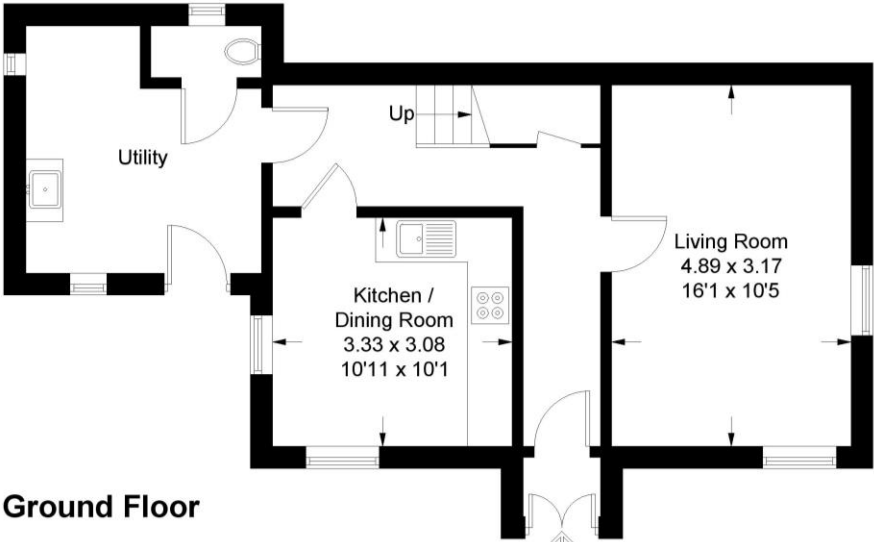
FLOOR PLANS

Tansey Terrace

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft



First Floor

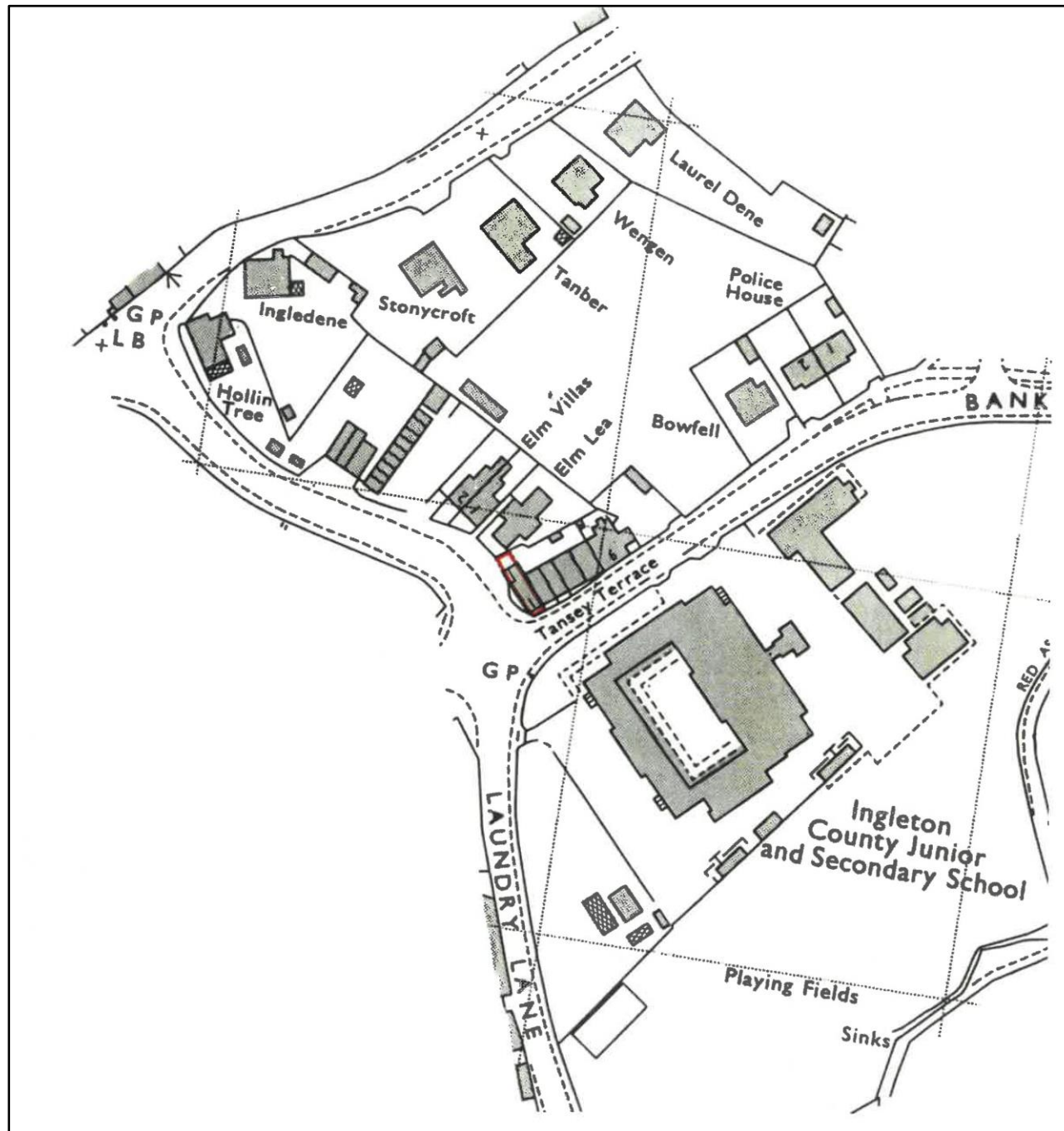


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233076)

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	55	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



NOTES

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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