

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

3 BOWLAND VIEW, GLASSON DOCK

PRICE: £245,000 Region



Council Tax Band: A

Tenure: Freehold

Energy Performance Certificate Band: D

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3 Bowland View, Glasson Dock, Nr Lancaster, LA2 0DH

Richard Turner & Son are delighted to bring to the market this superb 4-bedroom family home, construction being brick built and rendered. The current owners have lived at the property over 32 years and this is real testament to how well loved the home has been. The accommodation is over 3 floors and comprises: Entrance hallway, lounge, dining kitchen, ground floor wc and a fantastic extra room to the rear of the house currently used as a utility room / gym but could also be used as a home office or playroom. Upstairs on the first floor are 3 bedrooms and the main bathroom. To the second floor is the main bedroom with en-suite and stunning views over the Glasson Dock Marina. Outside is a block paved driveway offering ample off-road parking and to the rear is a nicely enclosed private garden. Viewing is highly recommended to not miss out on this well-presented family home in the heart of the village.

The Village of Glasson Dock has a small selection of shops and places to eat including the famous Port of Lancaster Smoke House, established over 50 years ago and attracts visitors from far and wide for the smoked fish, meat and charcuterie and not forgetting the potted shrimps ! Excellent walks in the surrounding area and along the coast of Morecambe Bay or a stroll along Lancaster Canal. If cycling is more your thing then take advantage of the Bay cycleway part of the national cycle network and connects Walney Island near Barrow-in-Furness to Glasson Dock. All in all lots to see and do in the area !

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

Accommodation Comprising:

Ground Floor:

Entrance Hallway:

Newly fitted composite front door and double glazed window to the front. Built in cupboard with coat hooks and storage. Radiator, electric meter cupboard, dado rail and linoleum flooring. Mains smoke detector, centre ceiling light and stairs to the first floor.

Lounge:

Large double glazed window to the rear overlooking the garden. Centre ceiling light, coving and radiator. Television point and telephone point. Sockets with USB charging points.

Dining Kitchen:

Fitted kitchen from Nicksons of Garstang, with a range of wall and base units and contrasting work surfaces. Integrated 'NEFF' 70/30 fridge freezer, microwave, slimline dishwasher and a 'BELLING COUNTRY' range comprising 7 burner gas hob and 3 ovens; one being fan assisted and the grill is also a small conventional oven. Extractor fan above. 'BLANCO' corner sink with mixer tap.

Under unit lighting, KARNDEAN flooring, radiator and two double glazed windows. Ceiling coving and ceiling spotlights, (some sockets with USB charging point).

Door leading through to the utility room / gym.

Ground Floor WC:

Ground floor wc – with saniflow low flush wc, ceiling spotlights and laminate flooring.

Utility Room / Gym:

Plumbed for a washing machine, storage cupboards and ceiling spotlights. Double glazed window to the side, linoleum flooring and built in cupboard housing the oil fired combi boiler. Extractor fan and door leading out onto the rear garden.

First Floor:

Landing:

Double glazed window with lovely views, radiator and centre ceiling light.

Bedroom 1:

Double glazed window to the front, radiator, centre ceiling light and coving. Built in wardrobes to one wall (recently fitted by Hammonds). Further storage cupboard over the stairs and some sockets with USB charging points.

Bedroom 2:

Double glazed window to the front, radiator, centre ceiling light and coving. Two built in cupboards

Bedroom 3:

Double glazed window to the rear with lovely views, radiator, centre ceiling light, coving and built in storage cupboard.

Bathroom:

Two piece bath suite comprising: Spa bath with shower over and glass screen. Vanity sink unit with mixer tap. Double glazed frosted window to the rear, ceiling spotlights with floor to ceiling 'Aqua Board'. Chrome heated towel ladder and linoleum flooring.

Separate WC:

Low flush wc, frosted double glazed window to the rear, centre ceiling light and 'Aqua Board' walls. Linoleum flooring.

Second Floor:

2nd Floor Landing:

Stairs leading up to the main bedroom with a small landing area providing easy access through to the main bedroom and en-suite. Double glazed window with stunning views across Gasson Dock Marina and the countryside beyond.

Main Bedroom 4:

Superb spacious main bedroom, flooded with light from the double glazed windows and fantastic views onto Glasson Dock Marina and the countryside beyond. Fitted wardrobes across one wall and extra eaves storage on the other. Wood effect laminate flooring, ceiling spotlights and television point. Door leading into the en-suite.

En-Suite:

Three piece white suite comprising; Low flush wc, pedestal wash hand basin and enclosed walk-in shower with a 'MIRA' electric shower. Velux window, storage cupboard, ceiling spotlights and extractor fan.

Outside:

To the front of the house is a block paved driveway, providing ample off road parking. Access via the ginnel to the rear garden.

Rear Garden:

Decked areas, block paving and raised planted beds. Outside double power socket, water tap, security lighting and shed.

The oil tank is situated to the rear of the utility room and is nicely tucked away from the rest of the garden. Timber fencing to two sides.

Utilities:

Mains water, electricity and mains drainage connected. Oil fired central heating.

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.







Local Views



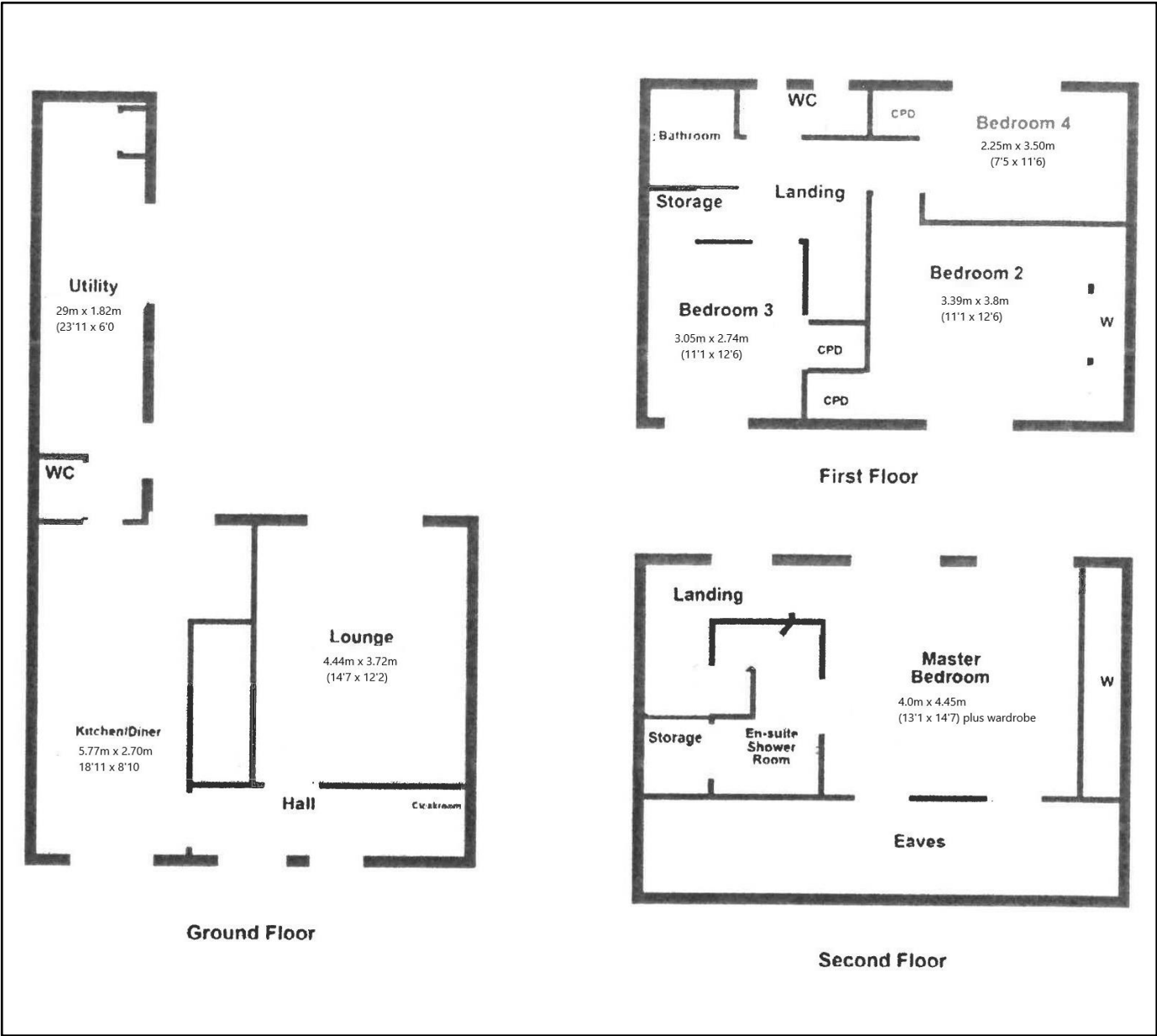
Views from the 2nd Floor Main Bedroom



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

FLOOR PLANS





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