

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## Upgraded 3 Bed Family Home with Garage and Garden 6 HARLEY CLOSE, LOWER BENTHAM, LA2 7HD

PRICE: £340,000 Region



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

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate Band: \*\*\*

A lovingly upgraded 3 bedrooomed semi-detached family home incorporating 2 reception rooms, ground floor cloakroom, an adjoining garage offering further extension potential if desired, private driveway parking (for three plus cars), enclosed rear patio garden, full sealed unit double glazing, gas central heating and PV solar panels providing reduced electrical costs.

Pleasantly situated enjoying an open rural aspect across fields and woodland to the rear, located just off the entrance of the private residential close on the village fringe in the popular small rural village of Lower Bentham conveniently within 1 mile of High Bentham Primary School, Railway Station and everyday shops and amenities. Lancaster & The M6 14 miles approx.

**Accommodation Comprising:** (Full UPVC sealed unit double glazing and gas central heating installed).

**Ground Floor:**

**Entrance Porch:**

5'11 x 3'8 (1.80m x 1.12m) Cloaks rail, centre light, wood laminate floor.

**Hallway:**

6'3 x 5'9 (1.91m x 1.75m) Open staircase with feature low level LED lighting, centre light, smoke alarm.

**Cloak Room:**

6'1 x 4'6 (1.85m x 1.37m) Low flush WC, pedestal wash hand basin, centre light, radiator.

**Lounge:**

15'10 x 11'3 max (4.83m x 3.43m max) inc. window bay 7'4 x 2'8 (2.24m x 0.81m) Feature fireplace housing multi-fuel stove, wall mounted TV point, centre light, radiator, smoke alarm.

**Dining Room:**

15'4 x 7'6 min (4.67m x 2.29m min) plus window bay 4'7 x 3'5 (1.40m x 1.04m) Wall mounted TV point, LED downlighters, radiator, smoke alarm, wood laminate flooring, understairs storage cupboard.

**Kitchen:**

12'8 x 9'4 (3.86m x 2.84m) Range of modern cupboards and units incorporating single drainer porcelain sink unit, "Rangemaster" oven range with extractor hood (combination electric double oven with separate grill and 5 burner gas hob), plumbed auto washer recess, fridge recess, dishwasher and work surfaces with tiled splashbacks. Upright fridge freezer standing area. Centre light track. Back door leading to rear garden and drying area.

**First Floor:**

**Landing:**

9'7 x 5'2 (2.92m x 1.57m) Centre light, radiator, smoke alarm.

**Main Bedroom 1:**

13'8 x 9'6 min (4.17m x 2.90m min) Bedroom unit recess, centre light, radiator.

### **Double Bedroom 2:**

11'3 x 10'10 max (3.43m x 3.30m max) Bedroom unit recess, centre light, radiator.

### **Bedroom 3:**

7'9 x 8'8 (2.36m x 2.64m) Loft hatch, centre light, radiator.

### **Bathroom:**

6'4 x 6'3 (1.93m x 1.91m) Modern 3-piece bath suite incorporating over bath shower with fitted glass shower screen and tiled wall splashbacks incorporating niche recess with LED light, chrome heated towel ladder. Touch screen mirror with de-mist pad. Tiled floor, auto vent, **centre light fitting**.

### **Outside:**

Adjoining garage 20'2 x 9'10 max (6.15m x 3.00m max) Up and over door, stainless steel single drainer sink unit, LED strip lights and power sockets installed. Fitted desk/workbench, storage and shelving. Boarded loft area with light installed (housing solar panel isolator and inverter). Rear personnel door. Gated private driveway parking area to the side; enclosed garden area incorporating paved patio to the rear (perfect for summer afternoons through to sunset!), external water tap and double electric socket, LED sensor floodlighting.

### **Services:**

Mains water, electricity, gas and drainage connected. PV Solar panels providing reduced electrical costs.

### **Solicitors:**

Goad & Butcher Solicitors, Market Place, Settle, North Yorkshire, BD24 9DR. Tel: 01729 823 500.

### **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. DISCLOSURE OF PERSONAL INTEREST:***

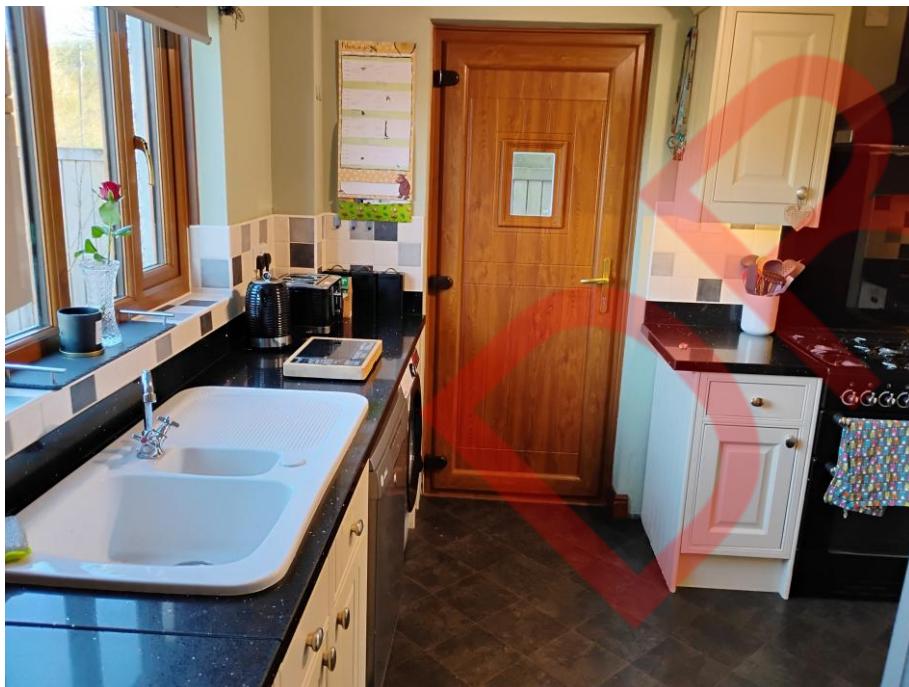
*In accordance with Section 21 of the 1979 Estate Agents Act and Section 21(1) 1991 No 1032 Act 2(a) and Schedule 1 of the 1991 Property Misdescriptions Act we hereby disclose that the vendor of this property is related to an employee of Richard Turner & Son.*

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.

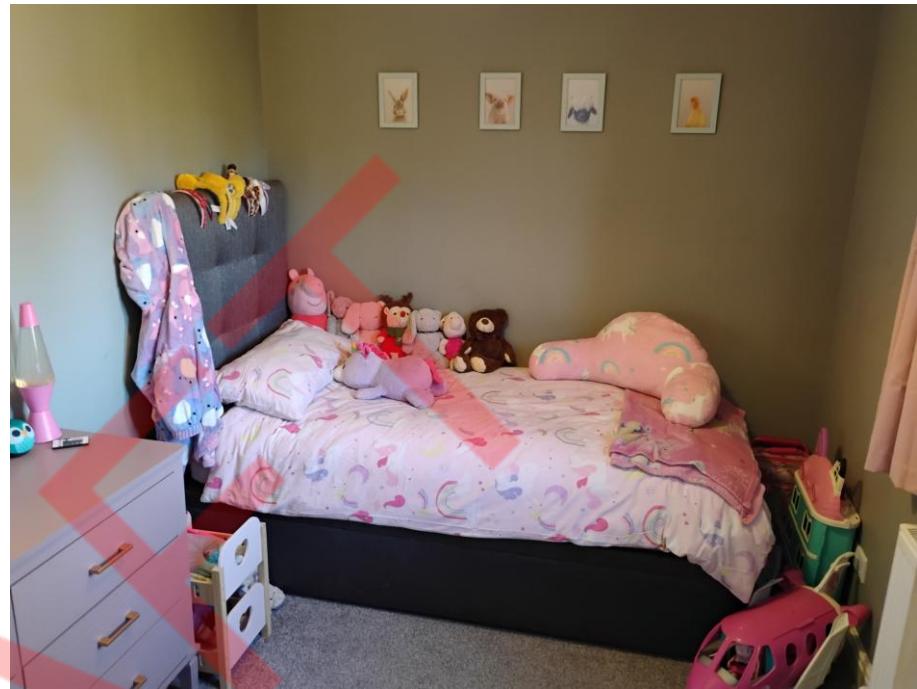
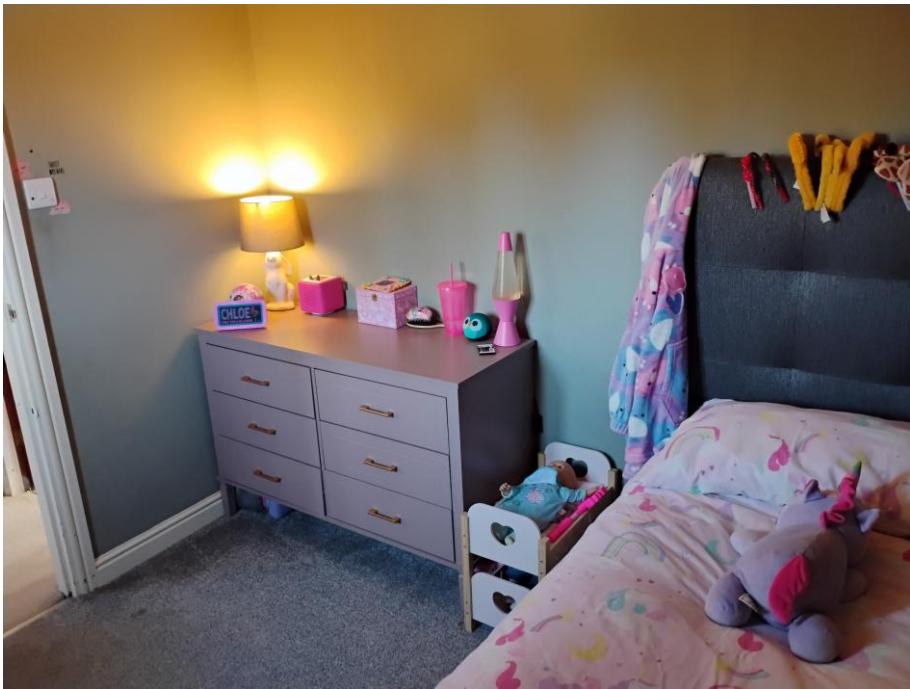
***Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a smart search to verify information provided however please note the smart search will NOT involve a credit search.***













**DRAFT**

*Awaiting Plans*

## **COPY TITLE / BOUNDARY PLAN**

H.M. LAND REGISTRY

NYK 85654

TITLE NUMBER

ORDNANCE SURVEY  
PLAN REFERENCE

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DISTRICT CRAVEN

Scale  
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