

PA70

For Sale by Direction of the Executor's of the Late Mrs D.I. Ramwell



Ash Lea Bungalow
Lower Westhouse, Nr Kirkby Lonsdale, LA6 3NZ

Price: £350,000 Region

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

Comprising a soundly constructed Late 1960s 4 bedroomed traditional concrete block built detached true bungalow with full Sealed Unit Double Glazing and oil fired central heating, situated in a slightly elevated position with lovely views on the westerly fringe of the sought after rural hamlet of Lower Westhouse conveniently just half a mile off the A65 Kendal / Skipton trunk road approx. 2 miles west of Ingleton and 5 miles east of Kirkby Lonsdale.

Accommodation Comprising:

Covered Entrance Porch: 3'8 x 3'1 (1.2m x 0.94m)	Electric meter cupboard.
Reception Hall: 13'1 x 4'10 (3.99m x 1.47m)	Center light, radiator.
Dining Kitchen: 15'2 x 13'9 max. (4.62m x 4.19m max)	Dual aspect windows. Fitted cupboards and units in light oak incorporating stainless steel single drainer sink unit, built in oven and microwave, 4 ring ceramic hob with extractor hood, plumbed washer recess, integrated fridge and work surfaces with tiled splashbacks. Oil fired central heating boiler, center light, radiator.
Lounge: 18' x 12'3 (5.49m x 3.73m)	Dual aspect picture windows providing fabulous rural views. Tiled open fireplace, center light, 2 x radiators.
Inner Hall: 15'3 x 3'9 (4.65m x 1.14m)	Center light.
Bedroom 1: 11'3 x 10'5 (3.43m x 3.18m)	Picture window providing fabulous southerly views, center light, radiator.
Bedroom 2: 13'3 x 11'4 (4.04m x 3.45m)	Picture window providing fabulous southerly views. Fitted wardrobe and dresser unit, center light, radiator.
Bedroom 3: 12'10 x 11'3 max (3.91m x 3.43m max)	Picture window providing fabulous northerly view. Wardrobe recess, center light, radiator.
Bedroom 4 / Box Room: 10'4 x 6'1 (3.15m x 1.85m)	Center light.
Bathroom: 10'3 x 6'6 (3.12m x 1.98m)	Shower cubicle, wc and pedestal wash basin. Tiled dado. Airing / cylinder cupboard, center light, radiator.
<u>Outside:</u>	Tarmac driveway leading to private tarmac frontage/parking area (<i>on the southerly elevation</i>); Concrete path surround. Lawned garden area with central heating tank to the westerly side; Lawned garden area with rockery, flower borders and bin standing area to the rear (<i>northerly elevation</i>).





Views



Services: Mains water and electricity. Shared septic tank drainage. .
(Shared septic tank located in neighbouring property to the north and shared with just one other property)

Tenure: Freehold with vacant possession upon completion

Council Tax Band: 'E' (*Verbal enquiry only*)

Solicitors: Oglethorpe, Sturton & Gillibrand, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

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.

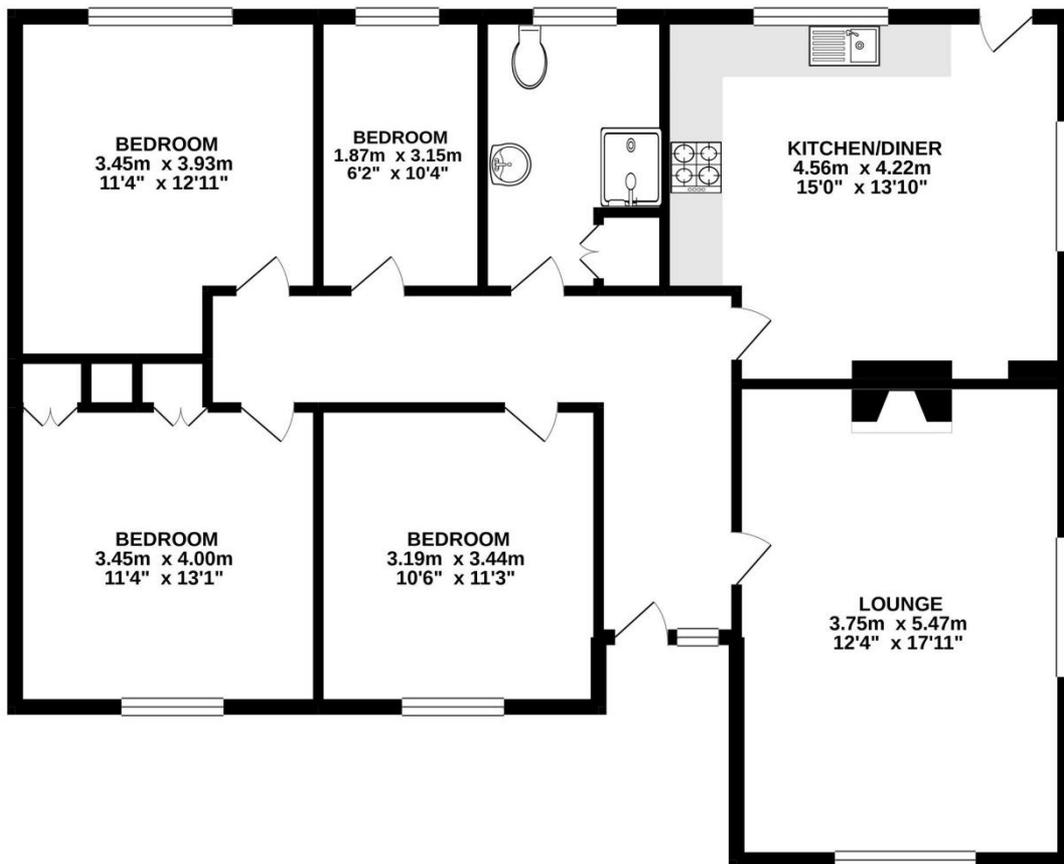
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

View full certificate [here](#)

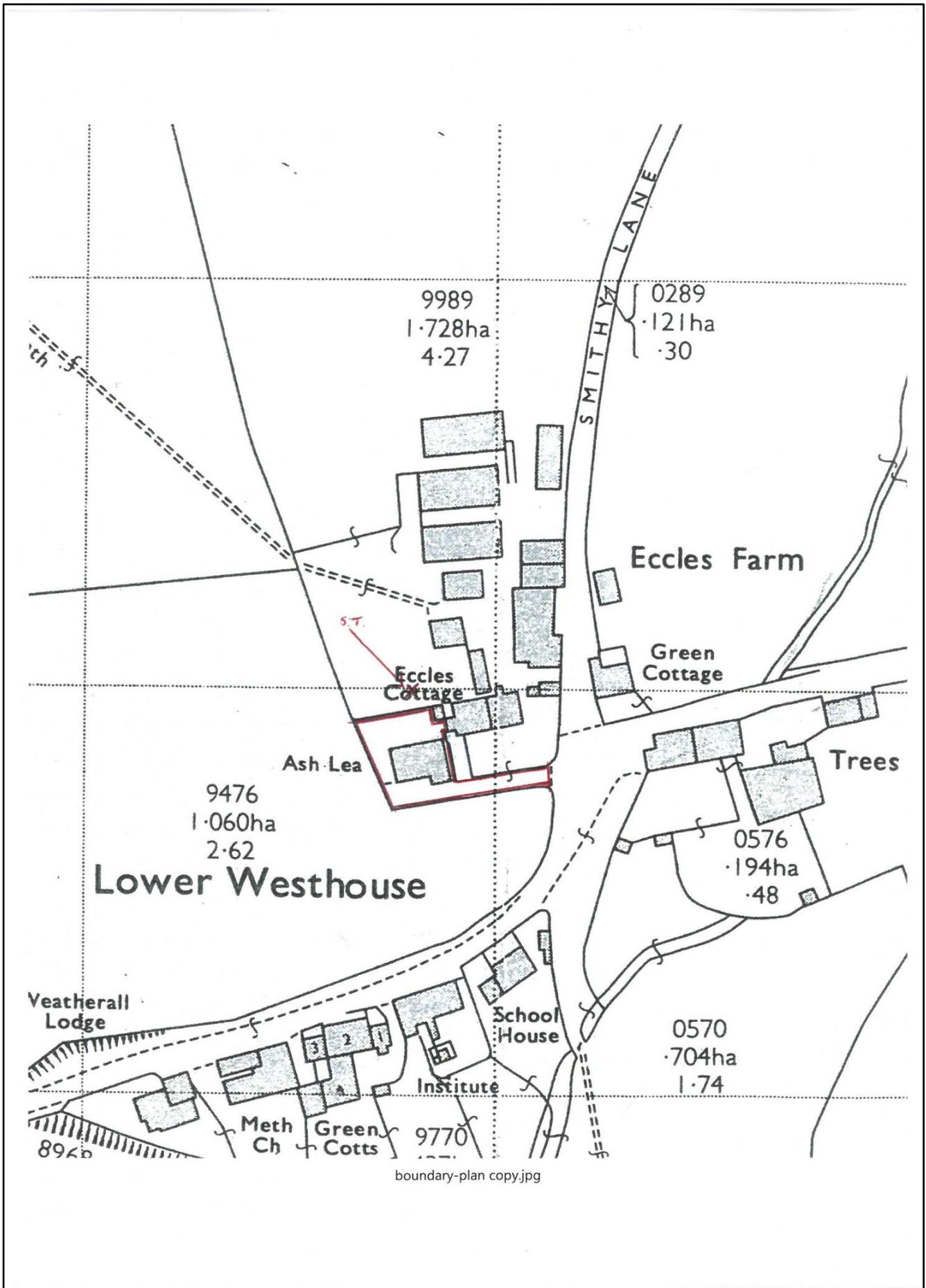
Floor Plan

GROUND FLOOR
99.1 sq.m. (1067 sq.ft.) approx.



TOTAL FLOOR AREA : 99.1 sq.m. (1067 sq.ft.) approx.
Made with Metropix ©2020

Copy Title / Boundary Plan



Location Plan



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturmer.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: mailto:kendal@rturmer.co.uk



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.