



## **MOUNT PLEASANT HOUSE** **(24 Mount Pleasant "Taylor's Opticians")** **High Bentham, LA2 7LA**

**Price: REDUCED to £275,000 Region**

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

Large period semi-detached house formally "Taylors Opticians".

The property comprises:- Entrance hall incorporating a reception area, two large reception rooms, breakfast kitchen and spacious cellar. To the first floor are three double bedroom and main house bathroom. To the second floor are two attic rooms. Outside there is a rear lawn garden and a small front garden enclosed with stone wall with wrought iron railings above.

**Council Tax Band TBC**

**Tenure: Freehold**

**Energy Performance Certificate Band G**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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## Accommodation Comprising:

### Ground Floor:

#### **Entrance Hall:**

14'9 x 7'5 (4.50m x 2.26m) Original front door, coving and skirting boards. Wall mounted electric heater, ceiling light, opening into the 'Reception Area' with single glazed sash window. Ceiling coving and ceiling light.

#### **Reception Area:**

4'5 x 7'8 (1.35m x 2.34m) Just off main hallway

#### **Reception Room 1:**

26'2 x 14'2 (7.98m x 4.32m) Original door, ceiling coving and skirting boards. Two wall mounted electric heaters. Feature open fire with tiled surround and hearth. Inset feature alcove, bay window overlooking the rear garden and door to rear garden.

#### **Reception Room 2:**

Single glazed sash window to the front and single glazed sash window to the side. Two wall mounted electric heaters, feature alcove, original coving and skirting boards. Timber fire surround with tiled back and hearth. Serving hatch to the kitchen.

#### **Inner Hall:**

Door from the main hallway through to the 'Inner Hall' leading to the Kitchen, Cellar and stairs to first and second floors, (*stairs have the original stair runner clips*). Single glazed picture window on half landing, smoke alarm and doorbell.

#### **Breakfast Kitchen:**

12'7 x 10'2 (3.84m x 3.10m) Wall and base units, built in 'Aga', stainless steel sink unit and part tiled walls. Wall mounted electric heater, single glazed window and door to the rear. Ceiling strip light and linoleum flooring.

#### **Cellar:**

Stone steps leading down into a large cellar with original coal shuts, single glazed window and wall mounted electric fuse box.

### First Floor:

#### **Bedroom 1:**

16'8 x 13'10 (5.08m x 4.22m) Wood floor, single glazed sash window x 2 and central ceiling light.

#### **Bedroom 2:**

19'9 x 13'4 (6.02m x 4.06m) Single glazed sash 'bay' window to the rear, wood flooring and central ceiling light.

#### **Rear Bedroom 3:**

18'8 x 13' 1 (5.69m x 3.99m) Single glazed sash window, wood floor and central ceiling light.

#### **Bathroom:**

14'2 x 10'1 (4.32m x 3.07m) Three piece suite comprising: Low flush WC, pedestal wash hand basin and paneled bath. Built in cupboard, single glazed window and central ceiling light.

### Second Floor:

#### **Attic Room 1:**

19' 9 x 10'1 (6.02m x 3.07m) Housing the water tank and single glazed window to the side.

#### **Attic Room 2:**

28'8 x 13'5 (8.74m x 4.09m) Single glazed Velux window to the rear.

### Outside:

#### **Front:**

Stone built wall with wrought iron railings above. Wrought iron gate, path leading to the front door. Flower beds to the front planted with a selection of shrubs.

#### **Rear:**

Mainly laid to lawn with some shrubs and mature trees.







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

**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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	12	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Floor Plan**

**Mount Pleasant House**  
Approximate Gross Internal Area = 176.4 sq m / 1899 sq ft  
Attic = 59.5 sq m / 640 sq ft

**Ground Floor**

**First Floor**

**Attic**

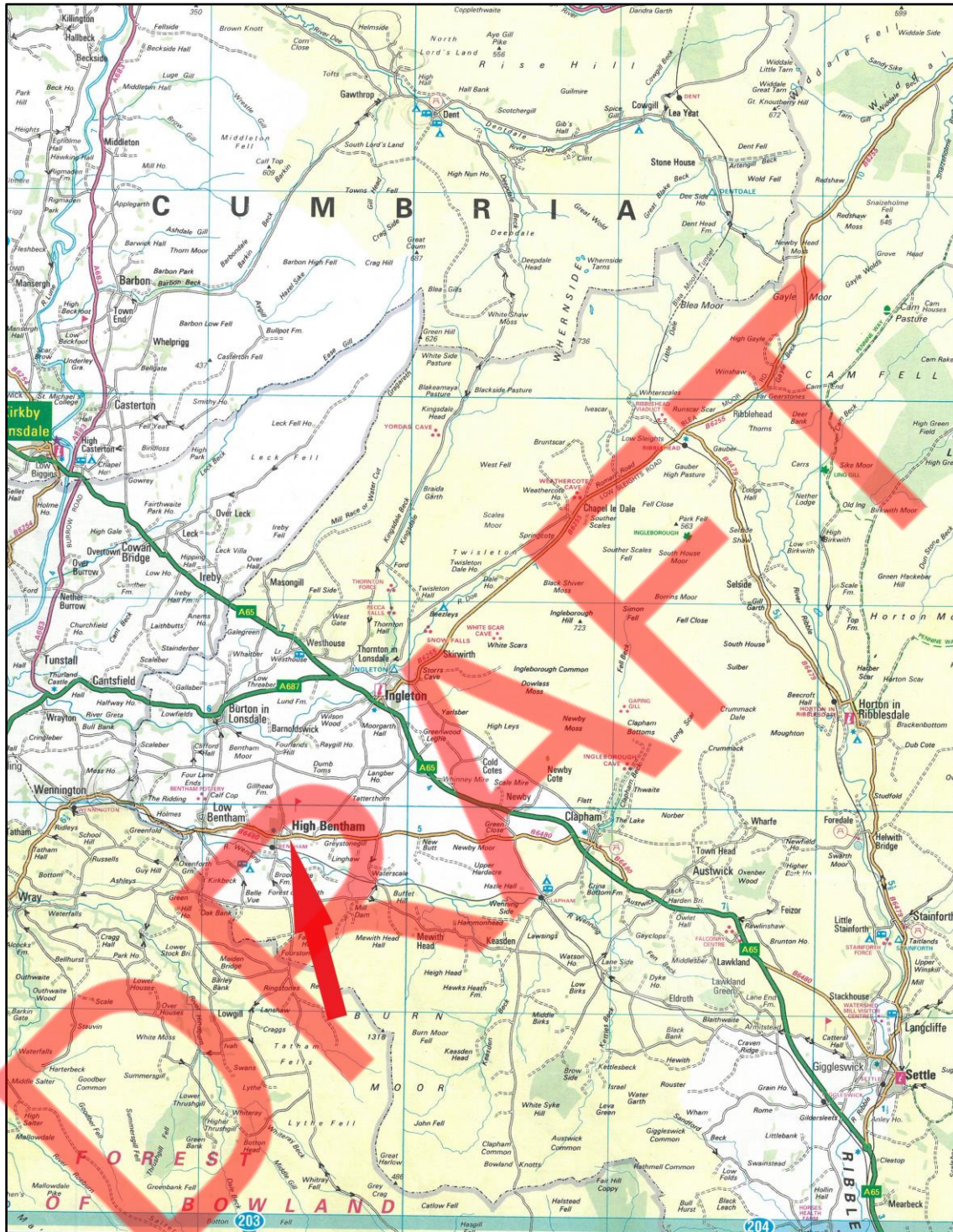
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090549)

Boundary Plan

DRAFT

*Awaiting Plan*

## Location Plan



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