

DRAFT

PE36



Elm Bank

14 Station Road, High Bentham, Nr Lancaster, LA2 7LF

Price: £330,000 Region

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

A substantial Victorian property tastefully renovated to provide excellent family accommodation incorporating an impressive large open plan living kitchen with a multi-fuel stove and full width glazed wall with patio doors opening onto a lovely sun terrace and rear garden, separate cosy lounge with open fireplace, cloakroom, basement cellar/utility, house bathroom and 3 bedrooms to the first floor including en-suite to main bedroom and 2 generous attic rooms currently utilized as a beauty salon with en-suite facility and having large Velux windows.

Also benefiting from full gas central heating with new 12 year guaranteed boiler, full sealed unit double glazing and block built garage with light and power installed.

Occupying an ideal location convenient for local shops and amenities and only minutes from Bentham Railway Station.

NO FORWARD CHAIN.

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

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk



Accommodation Comprising:

Ground Floor:

Entrance Porch:

3'9 x 3'8
(1.14m x 1.12m)

Lovely original Victorian leaded glass inner door, cornice, center light.

Reception Hall:

13' x 3'9 min
(3.96m x 1.14m min)

Feature exposed wood flooring, cornice, open staircase, smoke alarm, radiator.

Lounge:

15'2 x 11'9 inc. bay window
(4.62m x 3.58m inc. bay window)

Feature wood surround open fireplace, cornice, arched alcove with halogen lighting, center light, radiator.

Open Plan Living Kitchen:

28'2 x 13'5 max
(8.59m x 4.09m max)

Fitted painted cupboards and units incorporating island with 5 burner gas hob and overhead extractor canopy, built in electric oven, integrated stainless steel sink with mixer tap and steel splash back, dish washer recess, fridge recess, deep pan drawers and granite work tops. Fireplace with multi-fuel stove, full width glazed wall incorporating patio doors, built in comprehensive storage cupboards, tiled flooring, Velux roof window to dining area, wall mounted TV point, halogen down lighting, door to:-

Inner Landing Area:

4'1 x 2'7
(1.24m x 0.79m)

Tiled floor, center light, radiator.

Cloak Room:

6'1 x 2'10
(1.85m x 0.86m)

WC and wash hand basin, tiled floor, center light.

Basement Cellar/Utility:-

Cellar 1:

13'2 x 3'11 approx.
(4.01m x 1.19m approx.)

Fitted shelves, center light, smoke alarm.

Cellar 2/Utility Room:

13'6 x 10'10
(4.11m x 3.30m)

Plumbed for auto washer, vented for tumble dryer, fitted shelves, strip light.

First Floor:

Landing:

13'11 x 6'4 max inc. stairs
(4.24m x 1.93m max inc. stairs)

Center light, radiator.

Bedroom 1:

16'1 x 12' max *plus window bay*
(4.90m x 3.66m max)

Center light, radiator.

Corner En-suite: 5'8 x 5'6 (1.73m x 1.68m) Comprising shower cubicle with tiled splash backs, WC and pedestal wash hand basin, tiled floor, halogen down lighting, radiator, auto vent.

Bedroom 2:

12'5 x 9'6
(3.78m x 2.90m)

Wall mounted TV point, shelved recess, center light, radiator.

Box Room/Childs Bedroom 3:

6'3 x 6'1
(1.91m x 1.85m)

Center light, radiator.

Second Floor:

Landing:

11'5 x 5'11 inc. stairs
(3.48m x 1.80m inc. stairs)

Under eaves storage cupboard, Velux roof window, center light, smoke alarm.

Attic Room 1:

15'11 x 10' max
(4.85m x 3.05m max)

Large Velux roof window, center light, radiator.

Attic Room 2:

16'7 x 16'2 max
(5.05m x 4.93m max)

Large Velux roof window, center light, telephone point.

Former Corner En-suite Shower Room 5'9 x 5'8 (1.75m x 1.73m) with halogen down lighting, auto vent (*presently stripped out and utilized as a salon spray booth with wash hand basin but could easily be reinstated to en-suite shower room by the vendor subject to negotiation*).

Outside:

Front:

Mainly paved frontage with corner flower bed, wrought iron railings and gate.

Side:

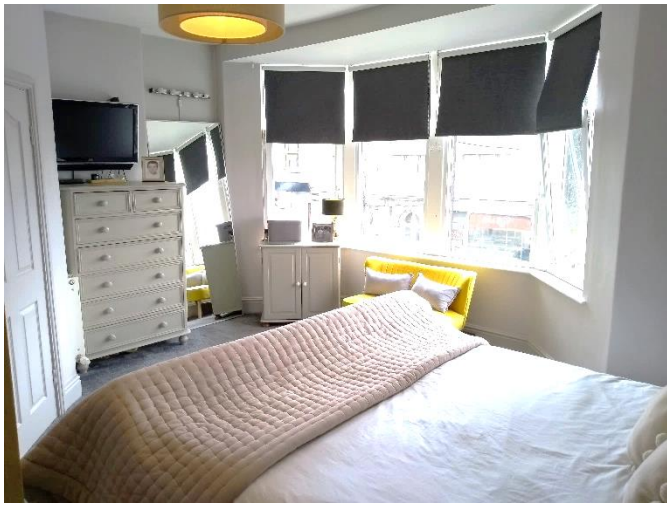
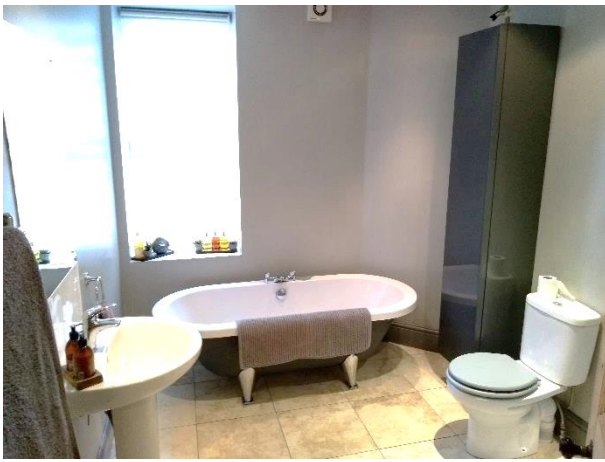
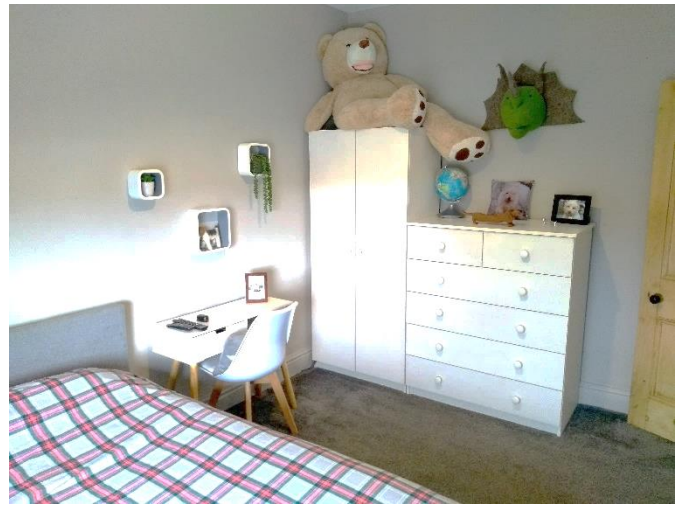
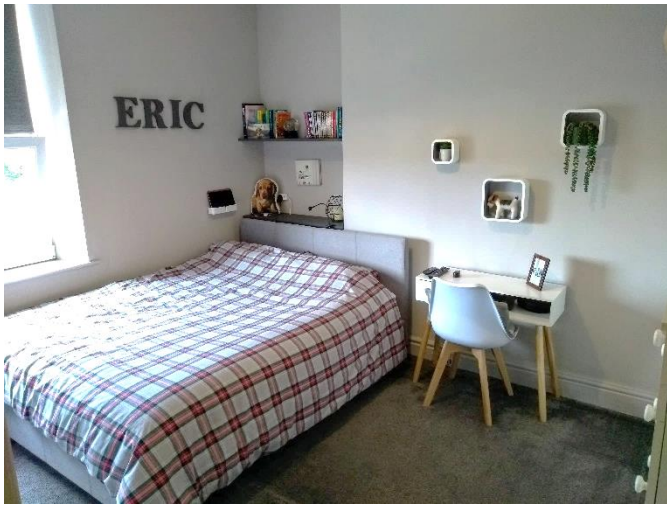
Pathway to Northerly side (*currently having a gas fired external central heating boiler and cylinder system however this system is due for removal and imminent replacement by a conventional new gas combi boiler to be located in the kitchen*).

Rear:

Good sized garden incorporating paved South/West facing sun terrace, lawned area, play area with bark chipping surface and astro turf seating area (*which has potential to create additional parking space if preferred*).

Block built Detached Garage 18'2 x 11'11 internal measurements (5.54m x 3.63m int. meas.) with profile roof, up and over door, side personnel door and having light and power installed (*also ready plumbed with a water pipe*).












- Services:** Mains water, electricity, gas and drainage connected.
- Tenure:** Freehold with vacant possession upon completion.
- Council Tax Band:** 'C.' (*Verbal enquiry only*)
- Solicitors:** Joseph A Jones & Co Solicitors, 6 Fenton Street, Lancaster, LA1 1TE.
Tel: 01524 63371.
- 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.



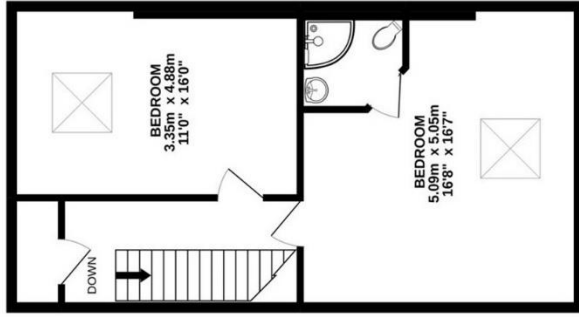
Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

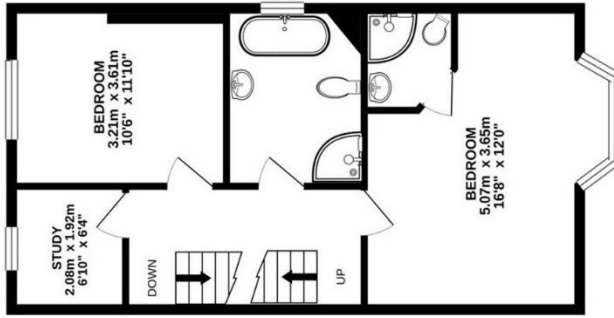
View full certificate [here](#)

Floor Plans

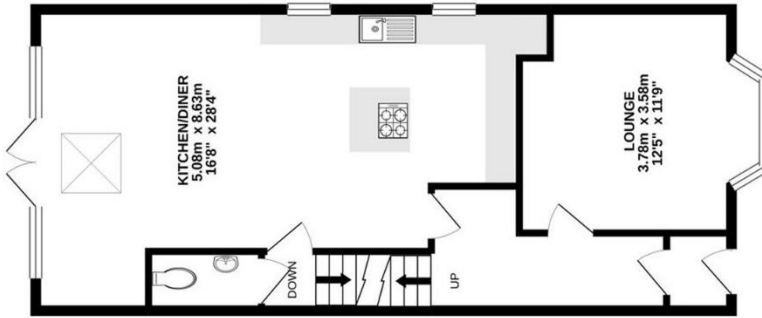
2ND FLOOR



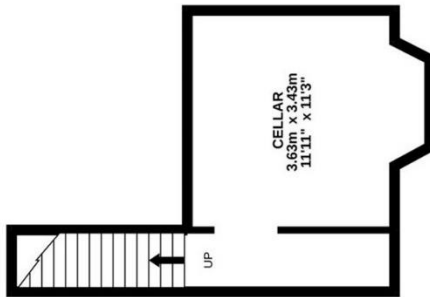
1ST FLOOR



GROUND FLOOR



BASEMENT LEVEL

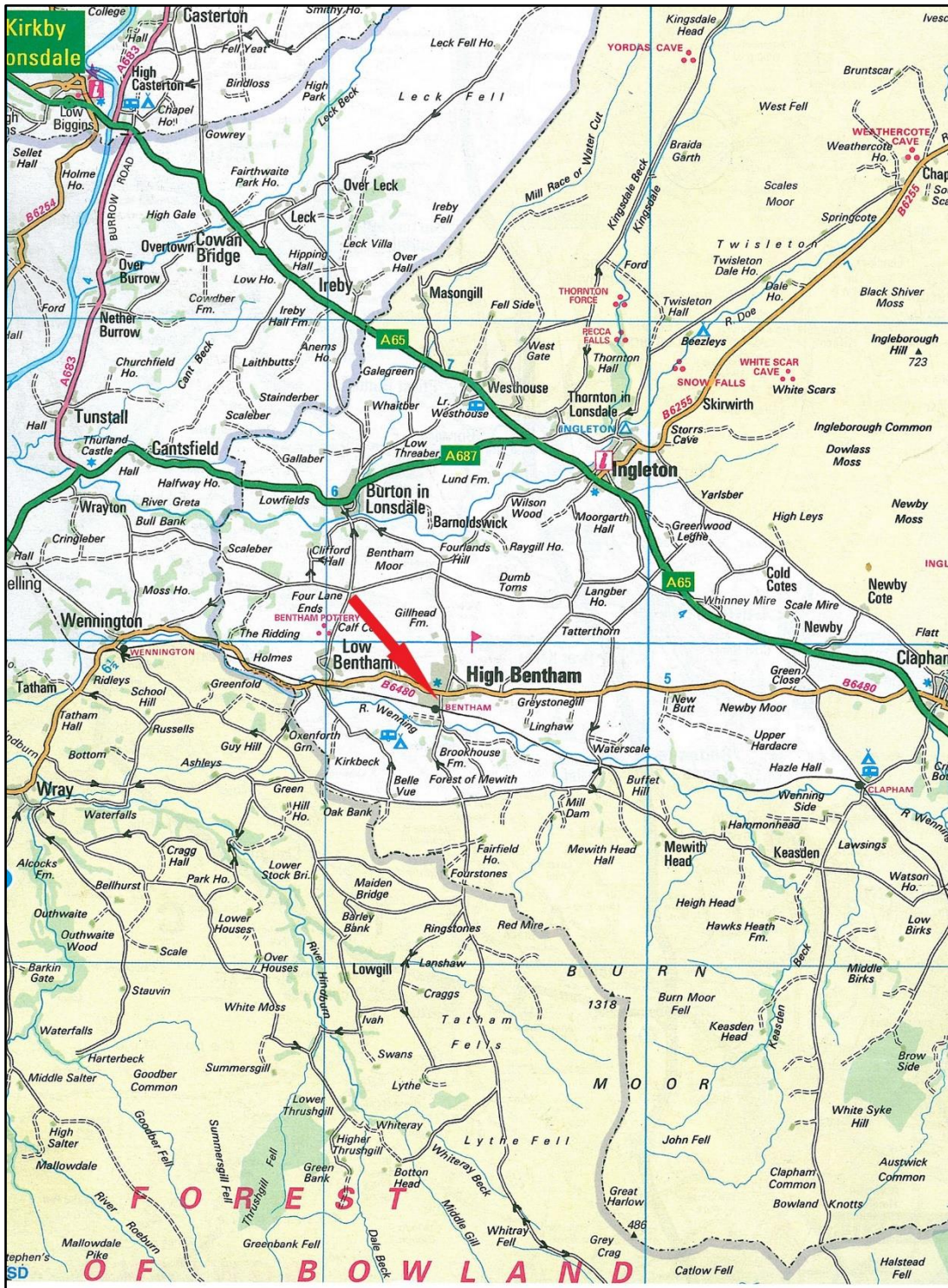


Made with Metropix ©2021

Copy Title / Boundary Plan

Awaiting Plan

Location Plan



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

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

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