

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## 26 SPRINGFIELD TERRACE

Price: £284,950 Region



Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate Band: D

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# 26 Springfield Terrace, High Bentham, LA2 7BB

Completely renovated substantial 4 bedroomed terraced property; ideal family home, located within easy walking distance to the market town of High Bentham and only 15 miles from Lancaster and the M6.

Recent works include: Mostly new double glazed windows throughout; external composite doors; new electrics; new plumbing; completely plastered throughout; new kitchen with integrated appliances; new chimney flue ready for wood burning stove in lounge; new carpets & floorcovering throughout, new bathroom; new shower room to the 2<sup>nd</sup> floor; fully decorated throughout and has also been partly re-roofed. An adjacent garage to the rear of the property.

**Viewing Highly Recommended \*NO CHAIN DELAY\***

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

## Accommodation Comprising:

### Ground Floor:

#### **Entrance Vestibule:**

Restored original Victorian tiled floor. Newly fitted composite front door, original internal door leading to the hallway. Dado rail and ceiling coving.

#### **Entrance Hallway:**

Original staircase, dado rail and ceiling coving. Smoke alarm and alarm panel. Door leading through to the main lounge and newly the fitted kitchen. Wood laminate flooring.

#### **Lounge:**

15'3 x 13'10 (4.65m x 4.22m) Double glazed 'bay' window to the front, radiator, ceiling coving and picture rail. Feature fireplace with stone hearth, the chimney has been lined ready for a wood burning stove to be fitted. Three double sockets and newly fitted carpet. Wood laminate flooring.

#### **Dining Kitchen:**

14'7 x 13'9 (4.45m x 4.19m) Having a range of light grey shaker style wall and base units with contracting work surfaces. Integrated washing machine, dishwasher, fridge/freezer and range cooker with extractor fan above. Stainless steel sink unit with mixer tap. Double glazed window to the rear. Radiator, centre ceiling spotlight and door leading to the 2<sup>nd</sup> reception room/study or large cloaks/boot room. Wood laminate flooring.

#### **2<sup>nd</sup> Reception/Study:**

11'7 x 9'10 (3.53m x 3m) New fitted composite rear door and two double glazed windows. Electric meter cupboard, understairs storage cupboard, radiator and four double sockets. Wood laminate flooring.

#### **Under Stairs:**

15'5 x 3'5 max (4.70m x 1.04m) max.

### First Floor:

#### **Landing:**

Original staircase and double socket. Newly fitted carpet.

#### **Bedroom 4:**

11'10 x 9'9 (3.61m x 2.97m) (*Directly at the top of the stairs to the rear of the house*). Wall mounted 'Worcester' combi boiler, double glazed window to the rear with lovely views over open countryside. Four double sockets, centre ceiling light. Newly fitted carpet.

### Bedroom 3:

14'2 x 11'5 (4.32m x 3.48m) *(Also to the rear of the property)*. Double glazed window with lovely views over open countryside. Radiator, three double sockets and centre ceiling light. Original Iron fire surround and stone floor. Newly fitted carpet.

### Bedroom 2:

14'2 x 11'5 (4.32m x 3.48m) Double glazed window to the front, radiator, original cast iron fire surround with stone hearth. Three double sockets, picture rail, centre ceiling light. Newly fitted carpet.

### Bathroom:

Three piece white suite comprising:- Low flush WC, pedestal wash hand basin and a panelled bath with shower over and glass screen *(shower runs off gas combi boiler)*. Part tiled walls, tiled floor, chrome heated towel radiator, ceiling spotlights and extractor fan. Double glazed/frosted window to the front.

**Second Floor:** Original staircase. Newly fitted carpet.

### Landing:

Fixed stairs leading to the second floor bedroom and shower room. Double glazed Velux window. Newly fitted carpets.

### Shower Room:

Newly fitted three piece white suite comprising:- Low flush WC, pedestal wash hand basin and walk-in shower with glass screen *(the shower runs off the gas combi boiler)*. Tiled walls and flooring.

### Bedroom 1:

16'2 x 12'4 (4.93m x 3.76m) Double glazed Velux window to the rear, radiator, centre ceiling light. Four double sockets. Newly fitted carpet.

### Outside:

#### Front:

Gravelled front garden, low boundary wall and a wrought iron gate.

#### Side:

Vehicular rights of access via Easterly end of terrace.

#### Rear Garden:

Newly laid stone patio with space for table and chairs, brick built out building with plumbing for a WC. Detached single garage with double timber doors.

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

#### Network / Broadband:

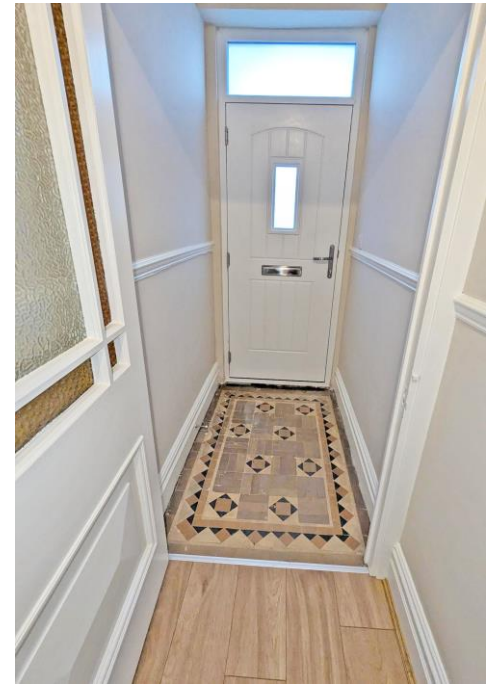
Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise 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.**

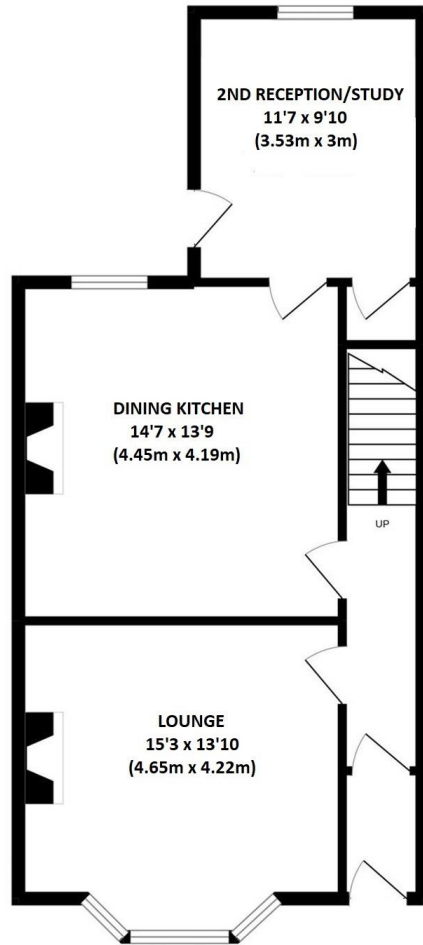




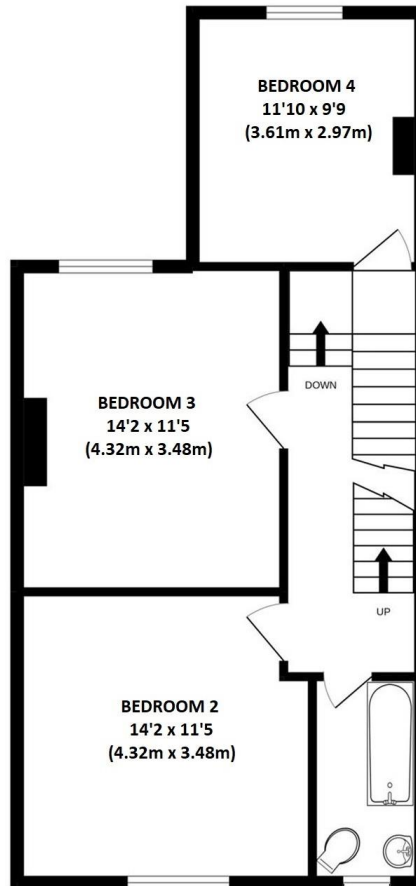


## Floor Plans

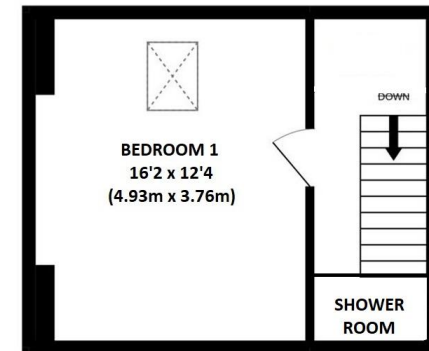
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



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## Energy Performance Certificate

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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