



16 BUTTERBERGH High Bentham, Nr Lancaster, LA2 7FG

Price: Offers in the Region of £250,000

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

Richard Turner & Son are delighted to bring to the market this immaculate and deceptively spacious property. Located in easy walking distance to Bentham town centre. The accommodation briefly comprises:- Entrance hallway, ground floor WC, lounge and newly fitted dining kitchen with Bi-fold doors leading onto the rear garden. On the first floor are three double bedrooms and a newly installed bathroom suite. Outside is off road parking to the front and to the rear is a professionally landscaped garden incorporating a raised decking/balcony for 'Alfresco' dining with storage underneath a artificial lawned area and a timber shed.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS STUNNING, SPACIOUS FAMILY HOME.

Council Tax Band C

Energy Performance Certificate Band ***

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:

Hallway:

UPVC double glazed door to the front. Stairs leading to the first floor with storage below. Radiator, central heating control, ceiling coving and smoke alarm. Two ceiling light pendants and door through to ground floor WC.

Ground Floor WC:

Low flush WC and wash hand basin. Part tiled walls, radiator and extractor fan. Wall mounted consumer unit and ceiling coving.

Lounge:

15'85 x 14'48 (6.73m x 5.49m) Having a feature stone effect fireplace with marble hearth and inset gas fire. Double glazed window to the front, radiator, ceiling coving, telephone and TV point. Glazed double doors leading through to Dining Kitchen.

Dining Kitchen:

22'53 x 11'56 (8.05m x 4.78m) Recently fitted kitchen with a range of wall and base units incorporating a breakfast bar and contrasting quartz worksurfaces. Integrated 'Kenwood' dishwasher, 'AGE' induction hob with extractor over, 'Bosch' oven and microwave. Plumbed for washing machine and part tiled walls. One and a half bowl composite sink with brushed chrome mixer tap over. Ceiling coving, radiator (designer gun metal). Inset ceiling spotlights and ceiling pendant light. Two USB charging points, three double glazed windows and TV point. Bi-fold doors leading out onto the raised decking/balcony area.

First Floor:

Landing:

Built in storage cupboard housing the 'Vaillant' gas boiler. Ceiling coving, radiator and a smoke alarm. Loft access with pull down ladder full boarded with power and light.

Main Bedroom:

15'38 x 11'95 (5.54m x 5.77m) Fitted double wardrobes, three double glazed windows, ceiling coving, radiator and TV point.

Bedroom 2:

11'38 x 11'21 (4.32m x 3.89m) Fitted double wardrobes, two double glazed windows with views over open countryside. Ceiling coving, radiator and TV point.

Bedroom 3:

11'38 x 10'93 (4.32m x 5.41m) Two double glazed windows with open views over the countryside. Radiator, TV point and ceiling coving.

Bathroom:

6'95 x 6'89 (4.24m x 4.09m) Three piece white suite (newly fitted) comprising:- Low flush WC, vanity sink unit and P shaped bath with central polished chrome taps and separate shower head attachment, glass shower screen. Double glazed and frosted window to the front, chrome heated towel rail and extractor fan. Ceiling coving and built in tiled shelving.

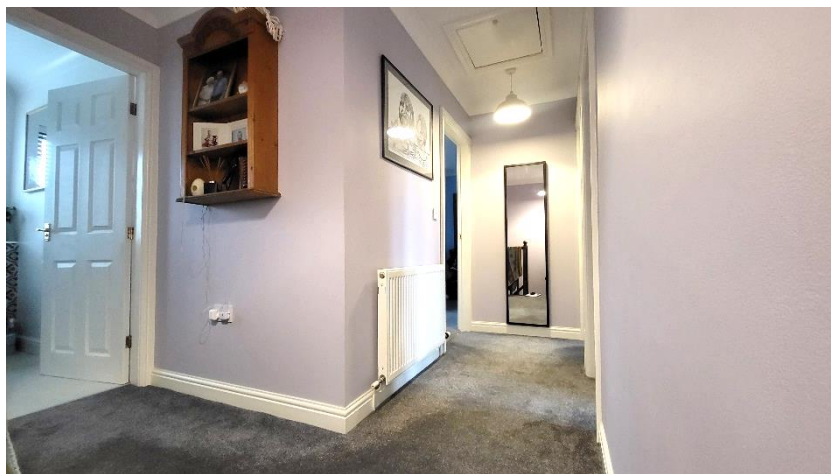
Outside:

Front:

To the front is a block paved driveway providing parking for two vehicles.

Rear:

From the Bi-fold doors onto the raised composite decked area with glass balustrade and steps leading down to the flagged patio area. There is a spacious storage area beneath the decking with timber access doors. From the flagged area another set of steps leads down onto the artificial lawned area. Timber shed with power and light. Outside security light and outside power socket.







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

Tenure: Freehold with vacant possession upon completion.

Solicitors: TBC

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.**

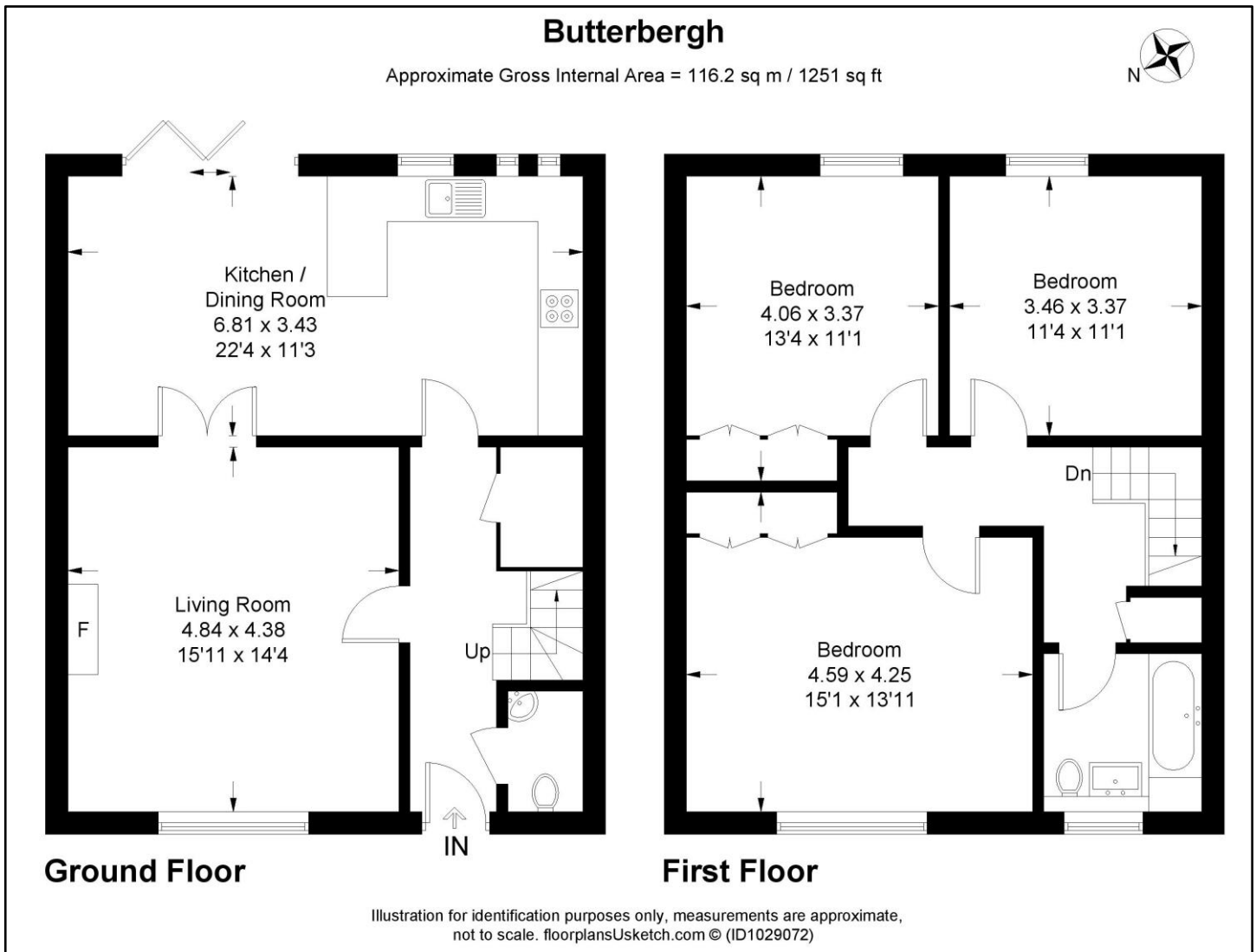
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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+) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(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

Floor Plan



NOTES

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: bentham@rturner.co.uk



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



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