



## 3 SUNNYSIDE Ashbank Lane, High Bentham LA2 7HU

**Price: £184,950 Region**

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

No 3 Sunnyside is a two bedroom mid terrace house located down a quiet country track in Bentham Village. Within easy walking distance of village amenities including doctors surgery, pharmacy, post office, grocery stores and a selection of food outlets. Having been a well loved property for many years the property is in need of some modernization.

Viewing is recommended to appreciate the quiet location and spacious accommodation.

**OFFERED CHAIN FREE**

Council Tax Band **B**

Energy Performance Certificate Band **\*\*\***

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

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## Ground Floor:

### **Hallway / Front Door**

Double glazed door, part wood panel walls, stairs to 1<sup>st</sup> floor and centre ceiling light.

### **Dining Kitchen:**

14'8 x 15'0 (4.47m x 4.57m) Having a range of wall and base units with contrasting work surfaces and part tiled walls. Plumbed for washing machine, space for fridge. Integrated electric oven, gas hob with extractor over. Integrated fridge, fitted shelves and radiator. Double glazed window to the rear. Centre ceiling light, cushion vinyl flooring, door leading into ground floor WC.

### **Cloakroom:**

8'0 x 3'1 (2.44m x 0.94m) Low flush WC, frosted double glazed window and wall mounted 'Valliant' gas boiler. Hanging hooks, shelving, ceiling light and cushion vinyl flooring.

### **Lounge:**

12'1 x 14'5 (3.68m x 4.39m) Feature fireplace with wood mantle over, tiled back and hearth. Built in shelving to one alcove. Built in shelving and cupboards to the other side. Double glazed window to the front, radiator, TV and telephone point. Centre ceiling light, smoke alarm and door to understairs storage. (Understairs storage has built in shelving and light).

## First Floor:

### **Landing:**

Centre ceiling light, smoke alarm, central heating control panel and thermostat. Loft access.

### **Main Bedroom: (front)**

15'0 x 13'7 (4.57m x 4.14m) Double glazed window to the front, radiator and centre ceiling light. Alcove housing shelves and hanging rails. Picture rail and telephone point.

### **Bedroom 2:(rear)**

14'5 x 8'8 (4.39m x 2.64m) Double glazed window to the rear, picture rail, radiator and centre ceiling light.

### **Bathroom: (rear)**

11'4 x 6'1 (3.45m x 1.85m) 3 piece white suite comprising: low flush WC, pedestal was hand basin and panelled bath with 'TRITON' electric shower over. Frosted double glazed window to the rear, radiator, ceiling coving and centre ceiling light. Built in cupboard with shelving to one side and immersion tank to the other.

## Outside:

### **Front:**

Open views to countryside to the side. Small seating area with pathing and centre flower bed. Stone wall to the front.

### **Rear:**

Across from the back door is hard standing parking area with raised flower bed and access road. Hard standing area outside back door with space for recycling bins, outside light and door bell.





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

**Tenure:** Freehold with vacant possession upon completion.


**Solicitors:** Switch Solicitors, The Lakes, Northampton, NN4 7SH. Tel: 03700 862202

**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.**

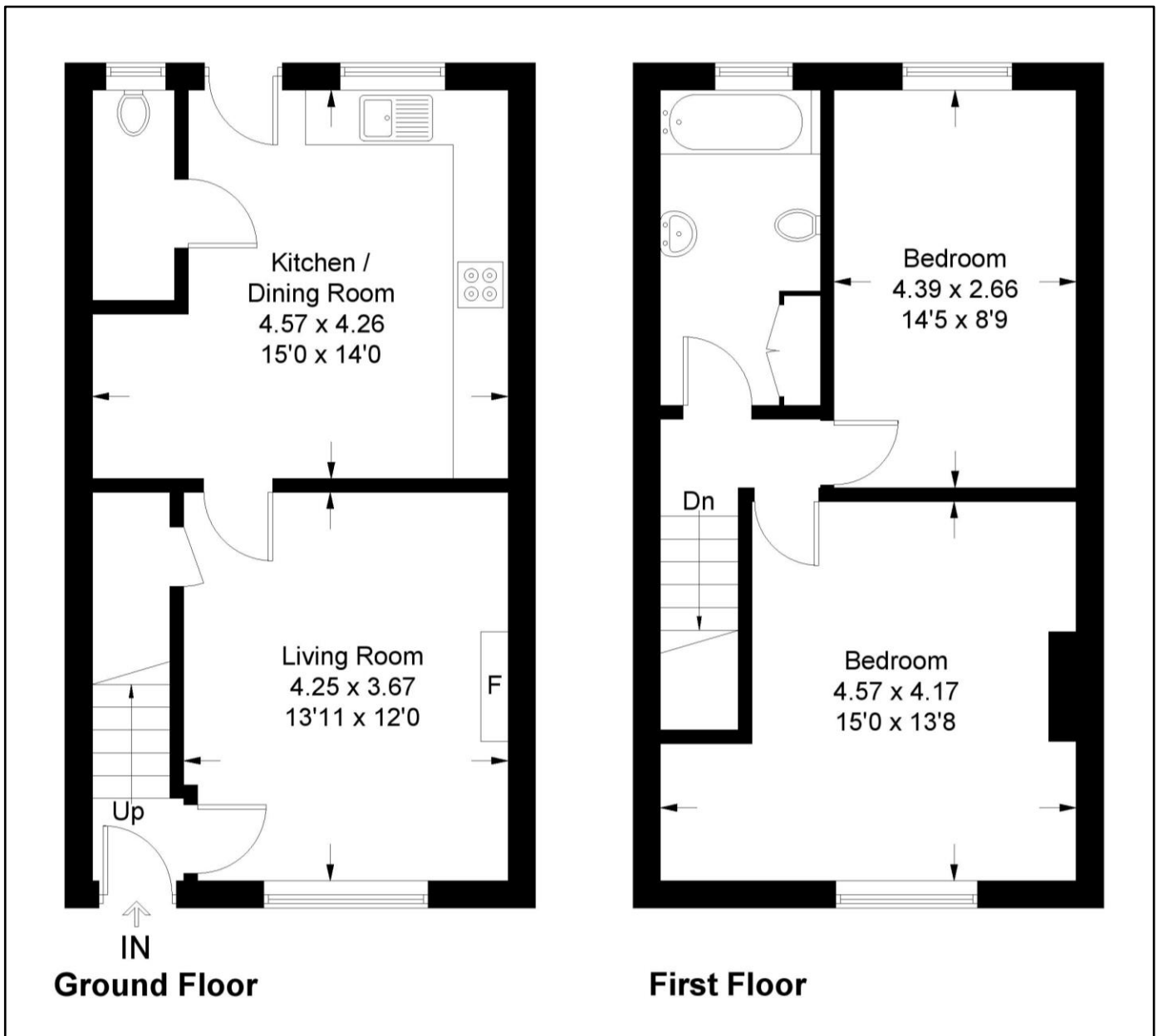
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**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

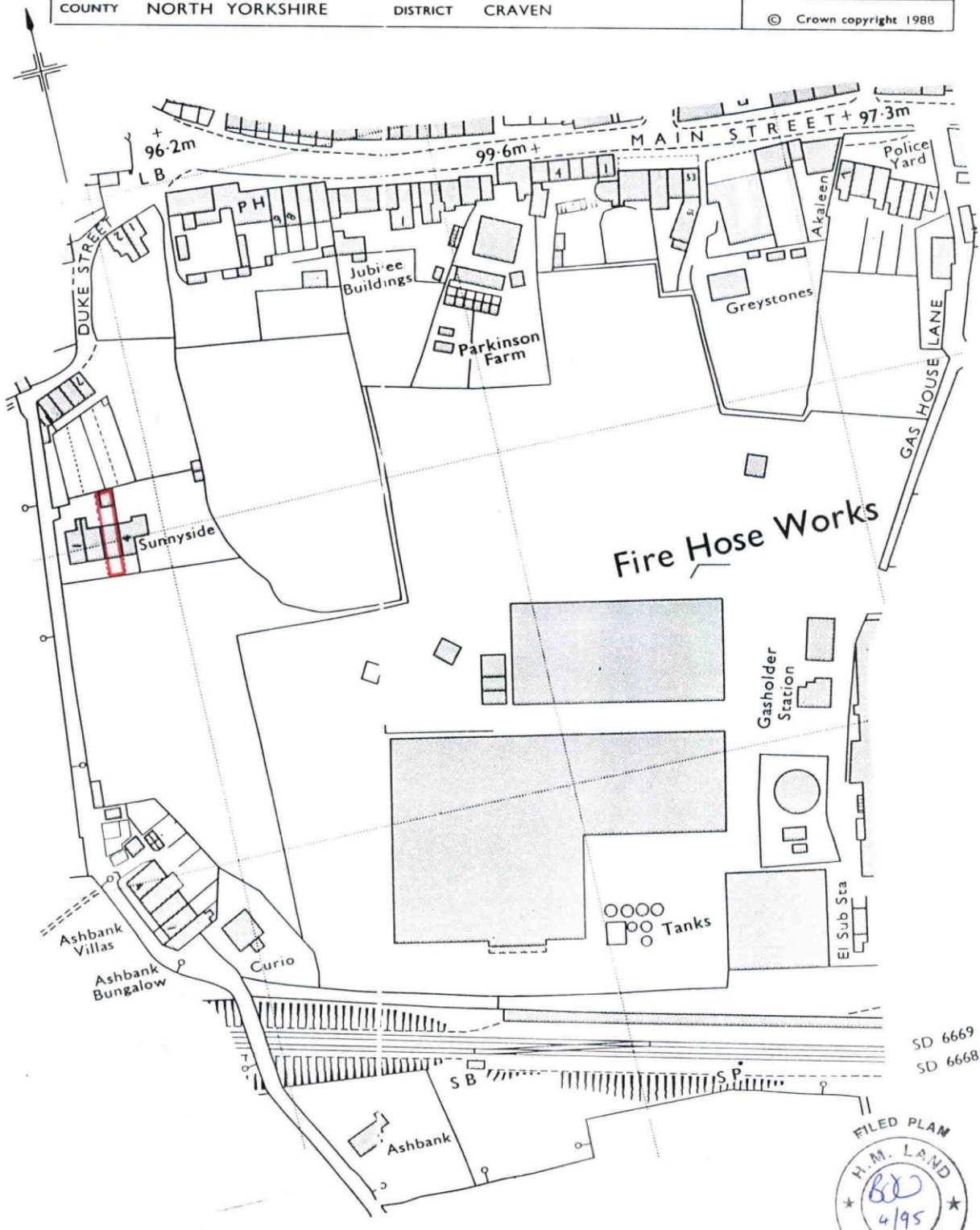
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Floor Plans



Copy Title / Boundary Plan

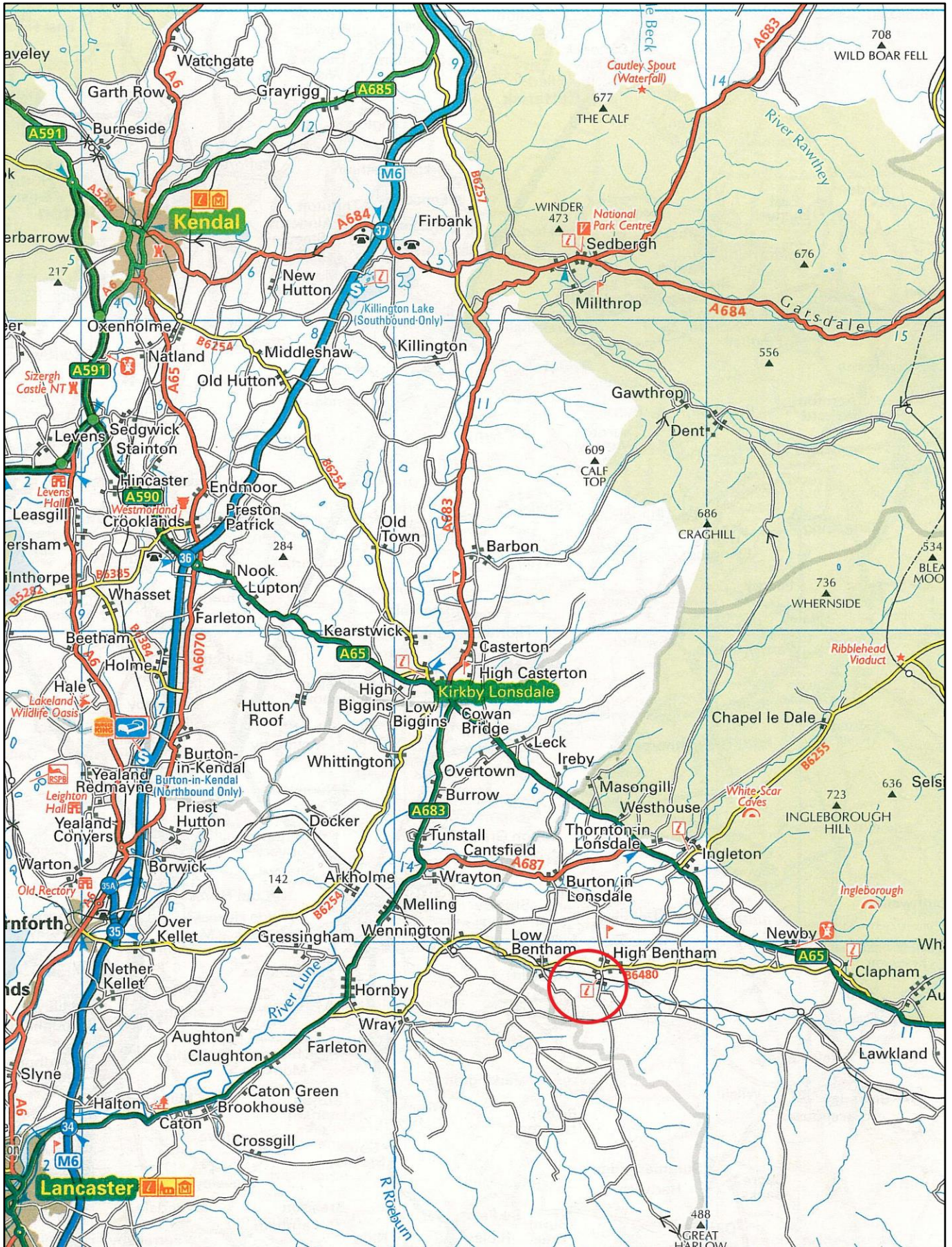
H.M. LAND REGISTRY		TITLE NUMBER	
		NYK161762	
ORDNANCE SURVEY PLAN REFERENCE	SD 6669	SECTION G	Scale 1/1250 Enlarged from 1/2500
COUNTY NORTH YORKSHIRE	DISTRICT CRAVEN	© Crown copyright 1988	



SD 6669  
SD 6668



# Location Plan



## Notes

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