

PS144

## Traditional Stone Built 4 Bed Semi-Detached Ideal Family House With Garage & Garden

**11 Station Road  
Hornby  
Nr Lancaster  
LA2 8JP**



**Price: Offers in the Region of £355,000**

**Viewing: By appointment through Richard Turner & Son Bentham Office.**

Comprising a traditional stone built Grade II Listed Mid 18<sup>th</sup> Century (1754 date stone) semi-detached family residence with integral garage, private parking and good sized garden. Conveniently situated within just a short walking distance of local shops and amenities in the popular and picturesque Lune Valley village of Hornby within only 7 miles commuting distance of Lancaster and The M6.

## Accommodation Comprising:

### Ground Floor:

#### **Entrance Porch:**

3'5 x 3'3

(1.04m x 0.99m)

Georgian style glazed inner and outer doors, centre light.

#### **Living Room:**

12'8 x 11'11

(3.86m x 3.63m)

Window seat, twin arched display alcoves, exposed beam, centre light, wall lights, radiator.



#### **Dining Kitchen:**

16' x 14' approx

(4.88m x 4.27m approx)

Fitted cupboards and units in light oak incorporating inset stainless steel 1½ bowl single drainer sink unit with mixer tap, feature stone mullioned fireplace housing **gas fired “Stanley” oven range providing central heating and hot water**, fridge recess, auto washer recess, electric cooker recess with overhead extractor hood and work surfaces with tiled splash backs. Built in glass fronted storage cupboard, under stairs storage cupboard, 6 double power points, electric cooker point, tiled floor, strip light, telephone point.

#### **Lounge:**

12'9 x 9'10

(3.89m x 3.00m)

Feature stone mullioned fire surround housing original ornate cast iron fireplace, window seat, picture rail, centre light, radiator, TV point, telephone point.



**Dining Kitchen**



**Lounge**

#### **Utility Room:**

9'9 x 7'1

(2.97m x 2.16m)

Fitted wall cupboards, tiled floor, back door, strip light.

**First Floor:**

**Landing:**  
6'2 x 5'10  
(1.88m x 1.78m)

Centre light.

**Bedroom 1:**  
12'9 x 11'  
(3.89m x 3.35m)

Window seat, covered beam, centre light, radiator.

**Bedroom 2:**  
12'11 x 10'11  
(3.94m x 3.33m)

Original cast iron fireplace, window seat, exposed beam, centre light, radiator.



**Bedroom 1**



**Bedroom 2**

**Bedroom 3:**  
11' x 9'9  
(3.35m x 2.97m)

Double glazed window, covered beam, centre light, radiator.

**Bedroom 4:**  
11'1 x 7'3  
(3.38m x 2.21m)

Window seat, centre light, radiator.



**Bedroom 3**



**Bedroom 4**

**Bathroom:**  
8'7 x 7'10  
(2.62m x 2.39m)

3 piece bath suite incorporating “Dolphin” curtained over bath shower, tiled splash backs, covered beam, airing/cylinder cupboard with immersion heater, centre light.

**Outside:**

Integral garage 17'2 x 10'1 (5.23m x 3.07m) *internal measurements* with up and over door and loft ladder to fully boarded loft area 16'8 x 9'11 (5.08m x 3.02m) with light and power installed.

**Front:**

Feature stone porch canopy and pavement frontage.

**Side:**

Gated paved private driveway/parking.

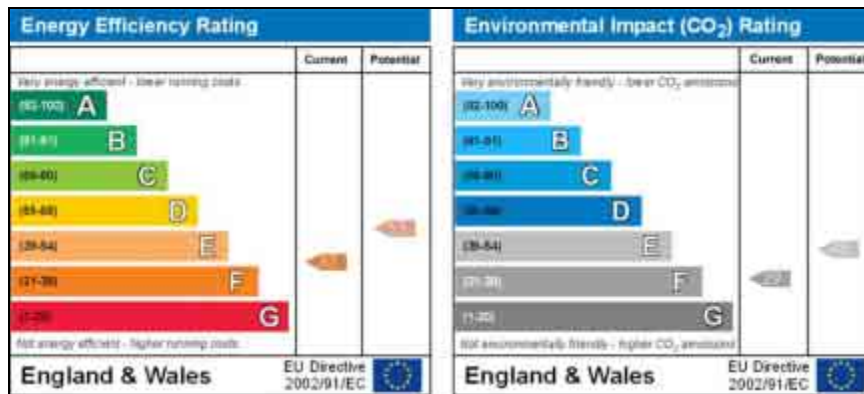
**Rear:**

Paved yard/parking 33' x 30' approx (10.06m x 9.14m approx) and stone steps leading up to good sized terraced lawned garden area incorporating mature trees, shrubs, seating area and herbaceous borders.



*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.*

**Energy Performance Certificate**



**Services:**

Mains water, electricity, gas and drainage connected.

**Tenure:**

Freehold with vacant possession on completion.

**Council Tax Band:**

**E** (verbal enquiry only).

**Solicitors:**

Ratcliffe & Bibby, 3-7 New Street, Carnforth, Lancashire, LA5 9BU. Tel: 01524 734 884.

**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.**

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