

PM102

**12 Mount Pleasant
High Bentham
Nr. Lancaster
LA2 7LB**



PRICE: Offers invited Over £105,000.

Viewing: Through Richard Turner & Son's Bentham Office.

Improved (*Grade II listed*) traditional stone built terraced cottage presently affording one bedroomed accommodation incorporating a generous sized bathroom (*which may allow second bedroom potential if so desired*) together with enjoying a modern fitted kitchen, full gas central heating and a good sized south-facing rear garden with potting shed.

Conveniently situated just a short walking distance from Main Street shops and amenities and within only 15 miles commuting distance of Lancaster and the M6.

Settle & Yorkshire Dales National Park – 12 miles
Kendal & The Lakes 19 miles approx.

Accommodation Comprising:

Lounge

12'4" x 11'8"
(3.76m x 3.56m)

Painted wooden fire surround with multi-fuel stove on slate hearth, built-in cupboard housing gas meter, shelved display recess, dado rail, 2 x radiators, central heating room-stat, telephone point.



Kitchen

12'4" x 6'5"
(3.76m x 1.96m)

Modern fitted base units incorporating stainless steel sink with mixer tap, built-in electric oven, gas hob, built-in dish-washer, fridge, recess (including in situ fridge) and solid ash work-surfaces with tiled splash-back. Fitted chrome wall shelves, under-stairs storage area, treble centre light fitting, slate tiled floor, radiator, glazed panel door to:



Rear Porch

6'8" x 2'8"
(2.03m x 0.81m)

Slate tile floor, wall light, windows overlooking rear garden, glazed panel outside door.

First Floor:

Landing

Loft access (loft insulated), centre light.

Bedroom

12'5" x 11'9"
(3.78m x 3.58m)

Original wide boarded floor, window seat, radiator, centre light.



Bathroom
12'3" x 6'6"
(3.73m x 1.98m)

Original wide boarded floor, 3 piece bathroom incorporating enamelled cast iron bath with over bath electric shower, low flush wc and wash basin vanity unit, tiled splash-back, centre light fitting, radiator, built-in airing cupboard housing gas fired combi boiler providing central heating and hot water.



Outside:

Adjacent Utility Room
3'8" x 2'9"
(1.12m x 0.84m)

Plumbed for auto washer , wall light, Bib tap

Front:

Pavement frontage

Side:

Service pedestrian right of way via terrace Easterly side.

Rear:

South facing garden area incorporating mature shrubs, herbaceous borders, part gravelled/part paved paths and stone built/slate roofed potting shed (6' x 5' approx) and barbecue/seating area..



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.

Services: Mains water, electricity, gas and drainage connected

Tenure: Freehold with vacant possession on completion.

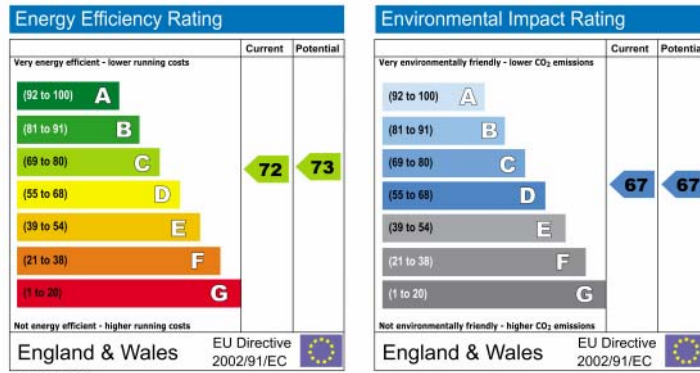
Council Tax Band: Band B (verbal enquiry only).

Solicitors: Mr. Andrew Duncan, Whatley Weston & Fox, 15/16 The Tything, Worcester. WR1 1HD. Tel: 01905 731731

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.

EPC Graph

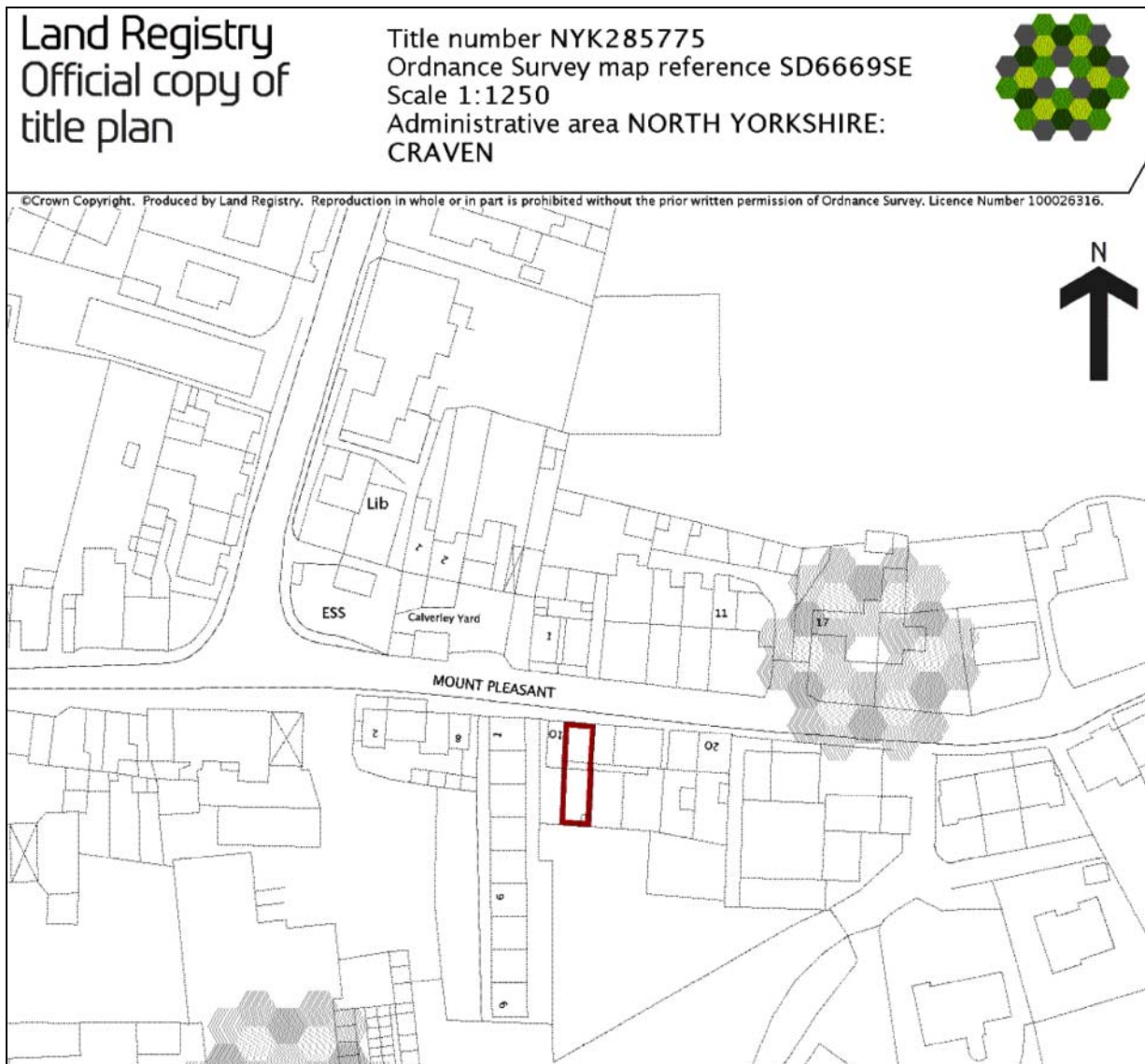


Link to the Home Information Pack available on web at the following address:

<http://www.estatepropertysolutions.co.uk/hips/vendor/hipview.cfm?h=50311&i=50311&Security=NOKDHDD834>

Location Map – (Extracted from Registered Title Plan – not to scale)

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