

PH140

For Sale by Private Treaty

13 Harley Close Low Bentham Nr Lancaster LA2 7HD



Price: £159,500 Region

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

Being an ideal first time buyers home or investment property affording two bedroomed accommodation, fitted kitchen, full gas central heating, sealed unit double glazing, enclosed patio garden and private parking.

Pleasantly situated with an open field aspect on a small private close on the outer fringe of Low Bentham village within only 14 miles commuting distance of Lancaster and The M6.

Accommodation Comprising:

Ground Floor:

Reception Hall:

7'8 x 6' min
(2.34m x 1.83m min)

Open feature staircase, stripped natural wood floor, radiator, centre light, smoke alarm, telephone point, open archway to:-



Kitchen:

9'8 x 6'4
(2.95m x 1.93m)

Fitted cupboards and units incorporating “Bosch” electric oven, “Bosch” gas hob with extractor hood, plumbed washer/dryer recess, upright fridge freezer standing and work surfaces with tiled splash backs, pelmet lighting, stripped natural wood floor, halogen lighting.



Lounge:

13'2 x 12'11 max
(4.01m x 3.94m max)

Feature stone built fireplace having gas coupling for gas fire if so desired, radiator, centre light, TV point, wall lights, dado rail, French doors to patio garden. Built in under stairs storage cupboards with light.



First Floor:

Landing:

Fitted storage shelves, centre light, loft access.

Bedroom 1:

13' x 10'

(3.96m x 3.05m)

2 x windows, radiator, centre light, TV point, telephone point.



Bedroom 2:

9'7 x 7'1

(2.92m x 2.16m)

2 x windows, radiator, centre light, built in good sized wardrobe cupboard with fitted shelves and electric point, TV point.



Bathroom:

6'6 x 5'6

(1.98m x 1.68m)

3 piece bath suite incorporating curtained over bath shower and tiled splash backs, wood laminate flooring, halogen lighting, pine tongue & groove ceiling, radiator, wired for electric shaver light, auto extractor vent.



Outside:

Front/Southerly Elevation: Easy maintenance fully paved patio area 19' x 13' approx (5.79m x 3.96m approx) incorporating 2 small flower borders and purpose built BBQ area.

Rear/Northerly Elevation: Flower borders, bin standing area, private car standing area with mature shrub and communal parking area.

Side/Westerly Elevation: Dual sided lead to storage shed 8' x 3' approx (2.44m x 0.91m approx), paved path and tarmac pedestrian right of way onto Bentham Road. External service meter cupboards.



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

Tenure: Freehold with vacant possession on completion.

Council Tax Band: B (Verbal enquiry only).

Solicitors: J P Mewies & Co, Clifford House, Keighley Road, Skipton, North Yorkshire, BD23 2NB. Tel: 01756 799 000.

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.

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