

PN52

**13 New Village
Ingleton
Carnforth
Lancashire
LA6 3DH**



Price: £125,000

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

A traditional brick built, semi-detached/end of terrace 3 bed roomed house with slated roof having 2 reception rooms, majority UPVC sealed unit double glazing, paved patio area to the front and concreted yard area with timber shed to the rear.

Situated on the inner circle in the popular "New Village" on the edge of Ingleton within only several minutes walking distance of village shops and amenities.

Accommodation Comprising:

Ground Floor:

Lounge:

13' x 9'11"

(3.96m x 3.02m)

Gas fire with wood surround, centre light, TV point, telephone point.



Dining Room:

13' x 12'

(3.96m x 3.66m)

Fireplace with tiled hearth and surround, centre light, TV point, telephone point.



Inner Hall:

Under stairs storage cupboard. Outside door.

Wet Room:

Electric "Mira" shower, wc and pedestal wash basin.

Kitchen:

8'8 x 8'1"

(2.64m x 2.46m)

Fitted cupboards and units incorporating inset stainless steel single drainer sink unit, "Rayburn Royal" oven range, washer recess, centre light.



First Floor:

Landing: Wall light, loft access.

Bedroom 1: Centre light.
12'11 x 11'11
(3.94m x 3.63m)



Bedroom 2: Centre light.
12'11 x 10'
(3.94m x 3.05m)



Bedroom 2

Bedroom 3: Centre light.
8'7 x 8'1
(2.62m x 2.44m)



Bedroom 3

Bathroom: 3 piece bath suite in white, airing/cylinder cupboards housing water tank.



Outside:

Front: Paved patio area.

Rear: Concreted yard area with timber shed.



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

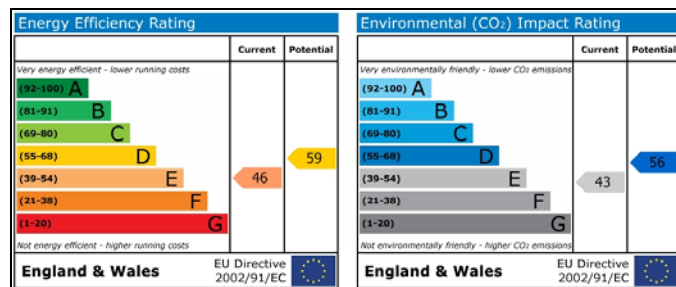
Tenure: Freehold with vacant possession on completion.

Council Tax Band: (A) verbal enquiry only.

Joint Selling 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. Hackney & Leigh, 3 Market Square, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AN. Tel: 015242 72111.

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



Floor Plans



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