

PB190

Ideal 4 Bedroomed Detached Family Residence

KNOWN AS

2 Butterbergh

Off Butts Lane

High Bentham

Nr Lancaster

LA2 7FG



Price: Reduced to £325,000 Region

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

A splendid 4 bedroomed detached modern family residence affording full sealed unit double glazing, gas central heating, 2 reception rooms, downstairs cloak room, lovely double glazed conservatory, master bed en-suite, adjoining garage, private driveway/parking and good sized gardens incorporating an ideal enclosed "play safe" rear garden.

Being pleasantly and prominently situated affording long distance rural views in a generous corner location on an attractive new small private estate on the fringe of the popular market Town of High Bentham.

Lancaster & The M6 – 15 miles, Settle & Yorkshire Dales National Park 12 miles,
Kendal & The Lakes 19 miles approx.



Accommodation Comprising:

(Attractive medium oak effect UPVC sealed unit double glazing and gas fired central heating throughout).

Ground Floor:

Reception Hall:

16'3 x 15'3
(4.95m x 4.65m)

Open feature staircase with under cupboard, cornice, smoke alarm, centre light, radiator, telephone point.

Cloak Room:

6'8 x 3'6
(2.03m x 1.07m)

Low flush wc and corner wash basin, tiled dado, cornice, centre light, radiator, auto vent, fitted pine shelf.



Lounge:
16'4 x 16'
(4.98m x 4.88m)

Mullioned window providing long distance views to Burnmoor Fell to the South and Easterly window providing view to Ingleborough peak ! Feature marble style fireplace with pine surround housing living flame gas fire, cornice, centre light, radiator, TV point. French doors to:-



Dining Room:
14'5 x 10'10
(4.39m x 3.30m)

Cornice, centre light, radiator, glazed French doors to:-



Conservatory:
11'6 x 8'
(3.51m x 2.44m)

Glazed French doors leading to patio, lovely garden aspect, centre light, radiator.



Kitchen:

Fitted cupboards and units in cream incorporating stainless steel 1½

10'9 x 9'6
(3.28m x 2.90m)

bowl single drainer sink unit with mixer tap, built in zanussi oven, 4 burner gas hob with overhead extractor hood, plumbed dish washer and auto washer recesses, integrated fridge freezer and beech effect work surfaces with tiled splash backs; Back door to garden, cornice, mini halogen lighting, radiator.



First Floor:

Landing:
16'2 x 3'2 min
(4.93m x 0.97m min)

Built in linen cupboard, loft access, cornice, smoke alarm, centre light, radiator.

Master Bedroom 1:
13'1 x 12'6 min
(3.99m x 3.81m min)

Lovely long distance rural views, cornice, centre light, radiator, TV point. **En-Suite Shower Room:** 3'6 x 7'1 (1.07m x 2.16m) comprising tiled shower cubicle, low flush wc and pedestal wash basin, tiled dado, cornice, centre light, radiator, auto vent, telephone point, TV point.



Bedroom 2:
10'11 x 8'9
(3.33m x 2.67m)

Cornice, centre light, radiator.

Bathroom:
10'11 x 6'2
(3.33m x 1.88m)

3 piece bath suite in white, tiled dado and shower splash backs. Cornice, centre light, radiator, auto vent.



Bedroom 2



Bathroom

Bedroom 3:
10'11 x 8'8
(3.33m x 2.64m)

Cornice, centre light, radiator.

Bedroom 4/Study:
9'4 x 7'9
(2.84m x 2.36m)

Cornice, centre light, radiator, telephone point.

Outside:

Adjoining Garage 19'8 x 8'10 (5.99m x 2.69m) with up and over door and rear personel door; light, power and water hose tap installed.



Front:

Brick set private driveway/parking area and lawned garden area.



Easterly Side:

Continued lawned garden area.

Rear:

Enclosed lawned garden area principally incorporating paved patio, mature shrub borders and rockery.



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:

(2 incoming telephone lines), mains water, electricity, gas and drainage connected.

Tenure:

Freehold with vacant possession on completion.

Council Tax Band:

E (verbal enquiry only).

Solicitors:

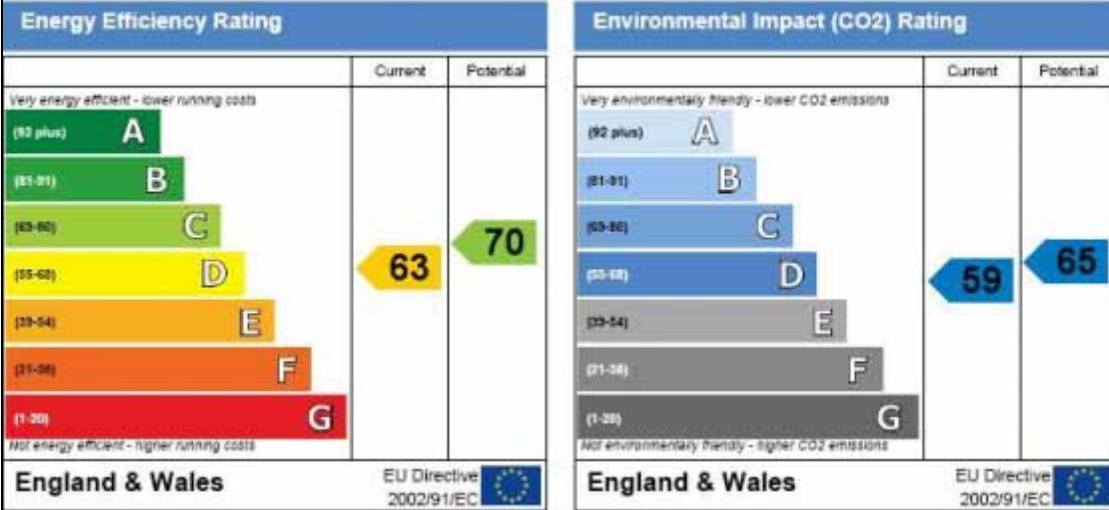
Goad & Butcher Solicitors, Midland Bank Chambers, Market Place, Settle, North Yorkshire, BD24 9DR. Tel: 01729 823 500.

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.

Energy Performance Certificate

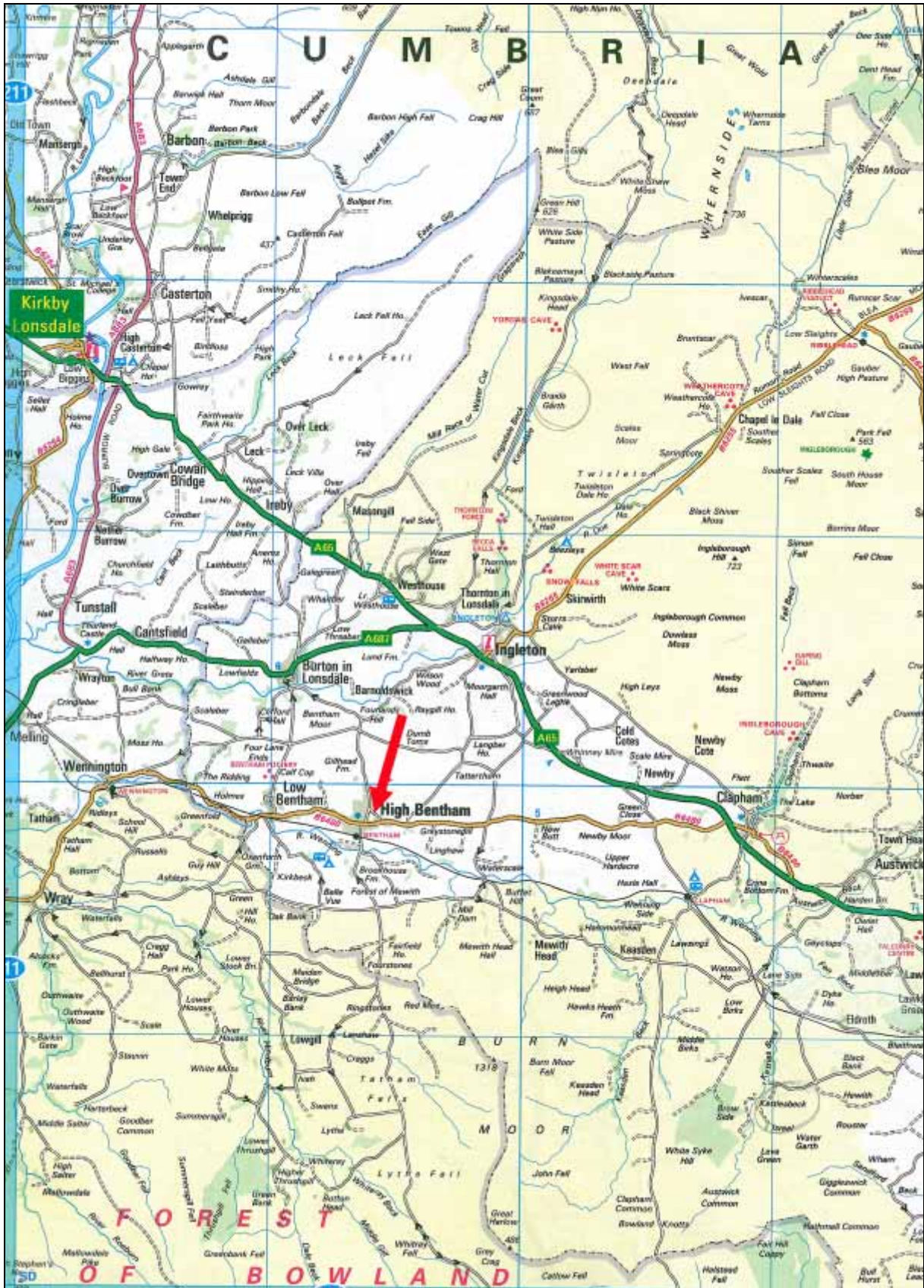
Address: 2, Butterbergh, Bentham, LANCASTER, LA2 7FG
RRN: 9868-5906-6290-5228-6070



Boundary Plan



Location Plan



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.