

By Direction of K & R Developments Ltd.

PP78/RBP02117

DRAFT

New 3 Bedroomed Detached Residence Set in Generous Garden Grounds

No 2 The Park Bank View Low Bentham Nr Lancaster LA2 7DZ

10 years Premier Guarantee Builders Warranty



Price: £360,000

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

Comprising a newly constructed 3 bedroomed detached residence being one of only two select mirror image properties sharing a generous half acre site in the centre of a small rural village; enjoying light and airy room layout incorporating a generous sized bespoke fitted living kitchen with integrated appliances, a feature roof lantern and wide bi-folding patio doors, a separate utility room, snug lounge, cloakroom and integral garage to the ground floor and 3 good sized double bedrooms incorporating master bedroom with fully tiled en-suite shower room and dressing room and fully tiled house bathroom to the first floor.

EARLY VIEWING HIGHLY RECOMMENDED

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
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F: 01200 441666
E: sawley@rturner.co.uk

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BENTHAM LA2 7HF
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VAT Reg. No. 636 2413 54



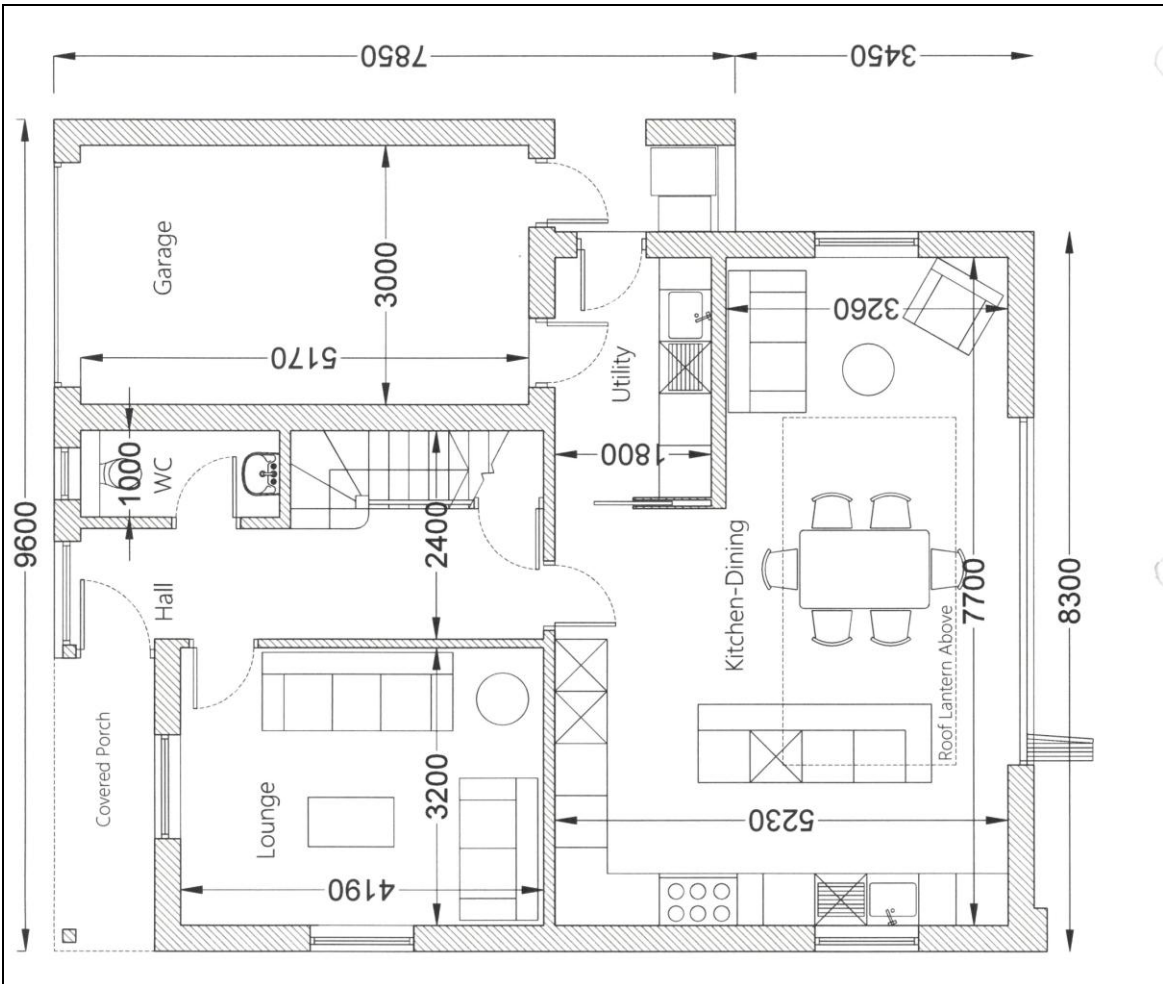
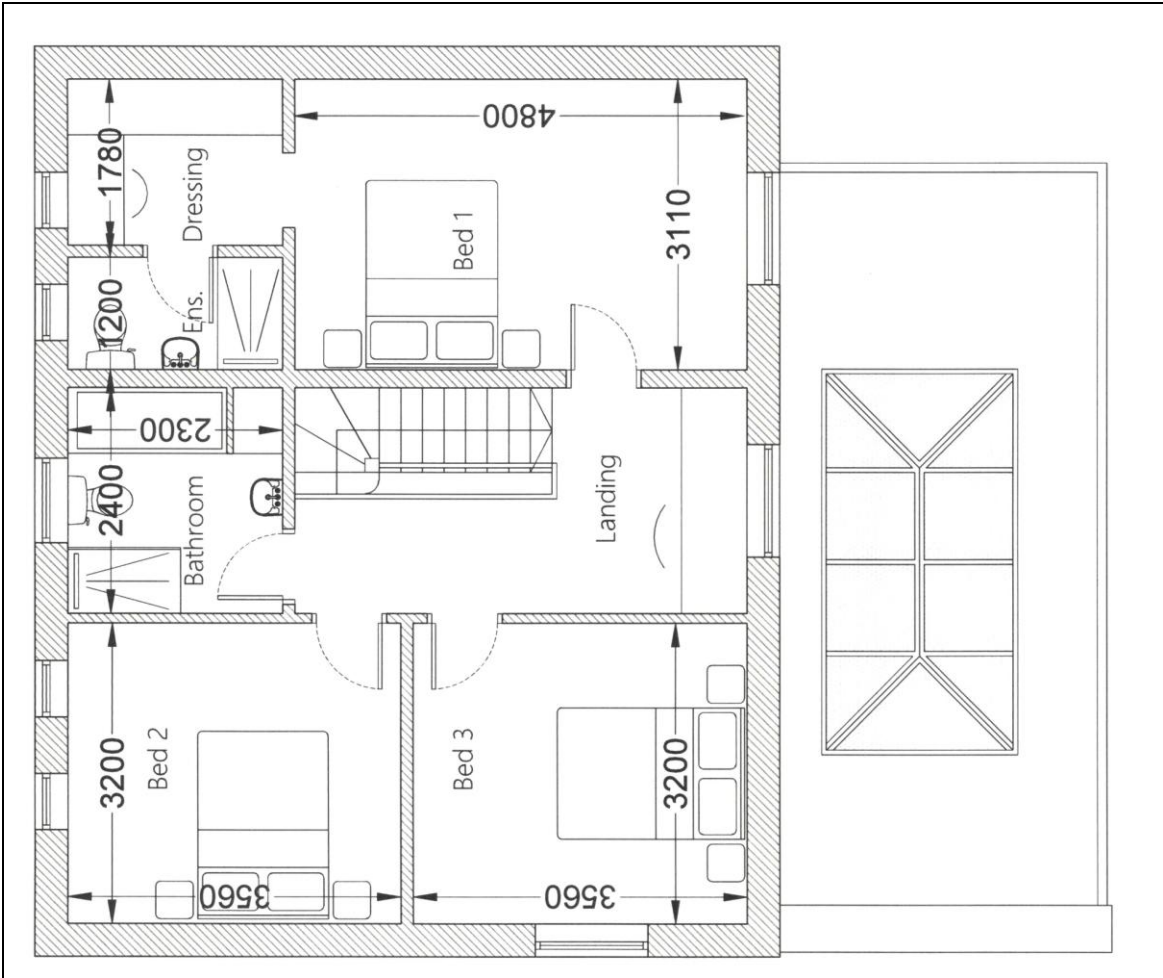
Elevations of No 2 The Park.



Site Plan



Floor Plans



Services: Mains water, electricity, gas and drainage connected.
Gas central heating installed, combi boiler with hot water storage tanks.

Tenure: Freehold with vacant possession upon completion.

Council Tax Band: To be assessed upon completion of building works.

Solicitors: To be confirmed..

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.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Awaiting Energy Performance Certificate

Awaiting Boundary Plan

MISREPRESENTATION ACT 1967:

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