

PM108

**30 Millholme Drive
(Off Wenning Avenue)
High Bentham
Nr Lancaster
LA2 7NE**



Price: Offers Invited Over £205,000

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

A spacious New built 3 bedroomed garage link detached family house enjoying all usual modern domestic amenities and a good sized rear garden incorporating **River footage and Fishing Rights**. Located on a private close on the fringe of the market town of High Bentham within approx 600 yards of town centre shops etc. and being conveniently within only 15 miles commuting distance of Lancaster and the M6.

Accommodation Featuring:

(Full gas fired central heating and sealed unit double glazing installed).

Ground Floor:

Front Porch:

7'1 x 2'7 approx
(2.16m x 0.79m approx)

2 x centre lights.

Reception Hall:

11'1 x 7'8 approx
(3.38m x 2.34m approx)

Open feature oak staircase, centre light, radiator, smoke detector, telephone point.



Cloakroom:

4'7 x 3'9
(1.40m x 1.14m)

WC and wash hand basin, tiled dado, centre light, radiator, auto vent.

Lounge:

18'11 x 13'8
(5.77m x 4.17m)

Gas fire flue, patio door, 2 x centre lights, 2 x radiators, TV point.



Dining Kitchen:
16'1 x 10'10
(4.90m x 3.30m)

Comprehensive range of fitted cupboards and units in maple incorporating inset stainless steel 1½ bowl single drainer sink unit with mixer/rinse tap fitting, built in electric double oven, 5 burner gas hob with over head extractor hood, integrated dish washer, integrated fridge, integrated freezer and work surfaces with tiled splash backs, mini halogen ceiling lighting, radiator, TV point.



First Floor:

Landing:
10'3 x 8'1 max inc. stairs
(3.12m x 2.46m max inc. stairs)

Loft access, centre light, smoke detector, telephone point.



Bathroom:
7'10 x 6'10
(2.39m x 2.08m)

3 piece bath suite incorporating over bath shower, electric shaver light, tiled splash backs and dado, mini halogen ceiling lighting, radiator, auto vent.

Master Bedroom 1:

11'10 x 11'8
(3.61m x 3.56m)

Lovely rear garden and River aspect.

Fitted bedroom units, centre light, radiator, TV point.

En-suite Shower Room: 5'3 x 4'7min (1.60m x 1.40m min) plus shower cubicle, wc and wash hand basin, tiled shower and dado, mini halogen ceiling lighting, radiator, auto vent.



Bedroom 2:

10'9 x 10'5
(3.28m x 3.18m)

Lovely rear garden and River aspect.

Fitted bedroom units, centre light, radiator, TV point.



Bedroom 3:

11'11 x 7'
(3.63m x 2.13m)

Centre light, radiator, TV point.

Outside:

Front:

Brick paviour frontage private parking area with timber double gated access. Gated pathways.

Side:

Adjoining garage 17'6 x 8'7 (5.33m x 2.62m) with up and over door, rear personnel door, plumbed for auto washer and having light and power installed.

Rear:

Conservatory base constructed and Planning Permission in place for UPVC conservatory. **Please note the provision of a conservatory is NOT included in the sale.**

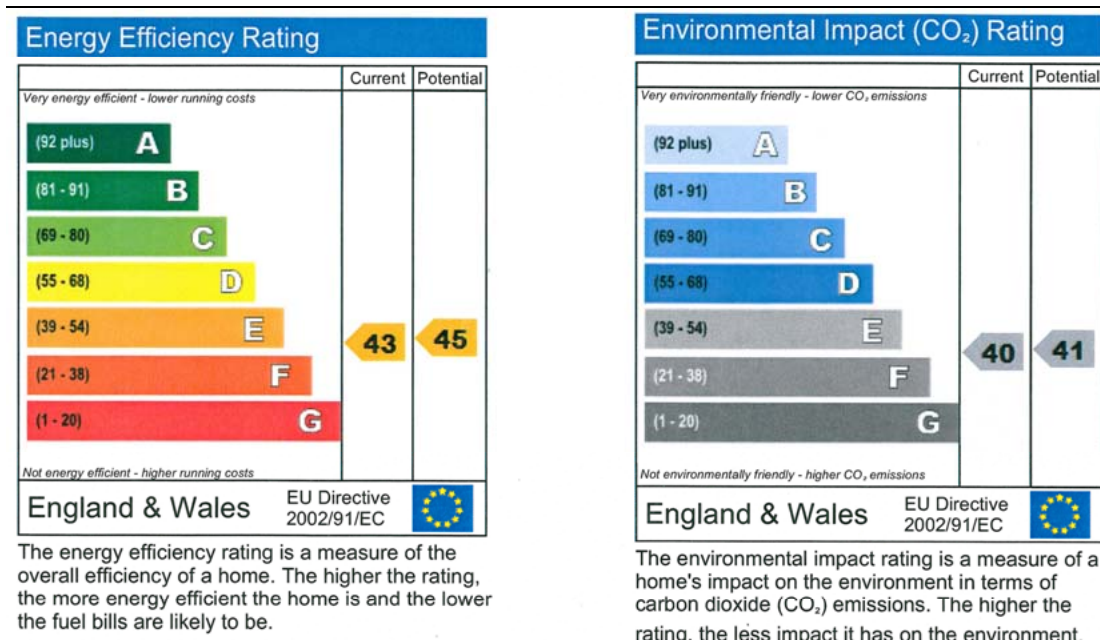
Landscaped lawned garden area incorporating riverside paved terrace.



- Services:** Mains water, electricity, gas and drainage connected.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** To be assessed upon completion of the building works.
- 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.

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



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