

PN51

**30 New Village
Ingleton
Carnforth
Lancashire
LA6 3DG**



Price: Offers Invited Over £100,000

Viewing: Through Richard Turner & Son Bentham Office.

A traditional brick built/roughcast terraced family house having majority UPVC sealed unit double glazing and gas fired central heating installed but ideally lending itself for some further internal alterations/general upgrading works.

Situated on the outer 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)

Centre light, radiator.



Dining Room:

13'1 x 10'9

(3.99m x 3.28m)

Gas fire, built in cupboards, centre light, radiator, TV point.



Inner Hall:

6'10 x 2'8 approx

(2.08m x 0.81m approx)

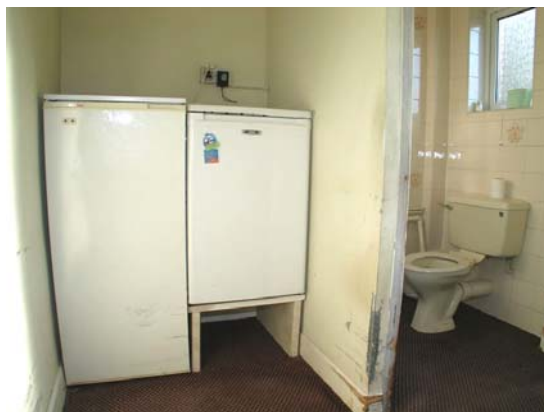
Under stairs storage cupboard housing "Vaillant" combi gas boiler providing instant hot water and central heating, centre light.

Utility Room:

6'8 x 3'7 max

(2.03m x 1.09m max)

Strip light, radiator.



WC:
3'11 x 3'4
(1.19m x 1.02m)

With corner wash hand basin, 3 x tiled walls.



Kitchen:
8'8 x 8'
(2.64m x 2.44m)

Below standard height cupboards and units incorporating inset stainless steel single drainer sink unit with mixer tap, plumbed for auto washer, built in electric fan oven, gas hob and work surfaces with tiled splash backs, expelair, strip light.



First Floor:

Landing:
6'2 x 2'9 min
(1.88m x 0.84m min)

Centre light.

Bedroom 1:
13'1 x 11'11
(3.99m x 3.63m)

Centre light, radiator.



Bedroom 2:
13' x 10'
(3.96m x 3.05m)

Centre light, radiator.



Bedroom 3:
8'8 x 7'11
(2.64m x 2.41m)

Centre light, radiator.



Wet Room:
7'10 x 6'6
(2.39m x 1.98m)

Low flush wc, pedestal wash basin, electric shower with fitted curtain track, 2 x tiled walls and tiled splash backs, sealed flooring, centre light.



N.B. The insitu disabled lift hoist and tracking are to be removed by the Vendor and the floor/ceiling restored prior to completion of the sale however any other reinstatement work will be the responsibility of the purchaser.

Outside:

Front: Easy care gravelled frontage with gated central path.

Side: Right of way via end of terrace.

Rear: Tarmaced yard/parking area 21' x 15' approx (6.40m x 4.57m approx), external service meter cupboards, bin standing area.



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

Tenure: Freehold with vacant possession on completion.

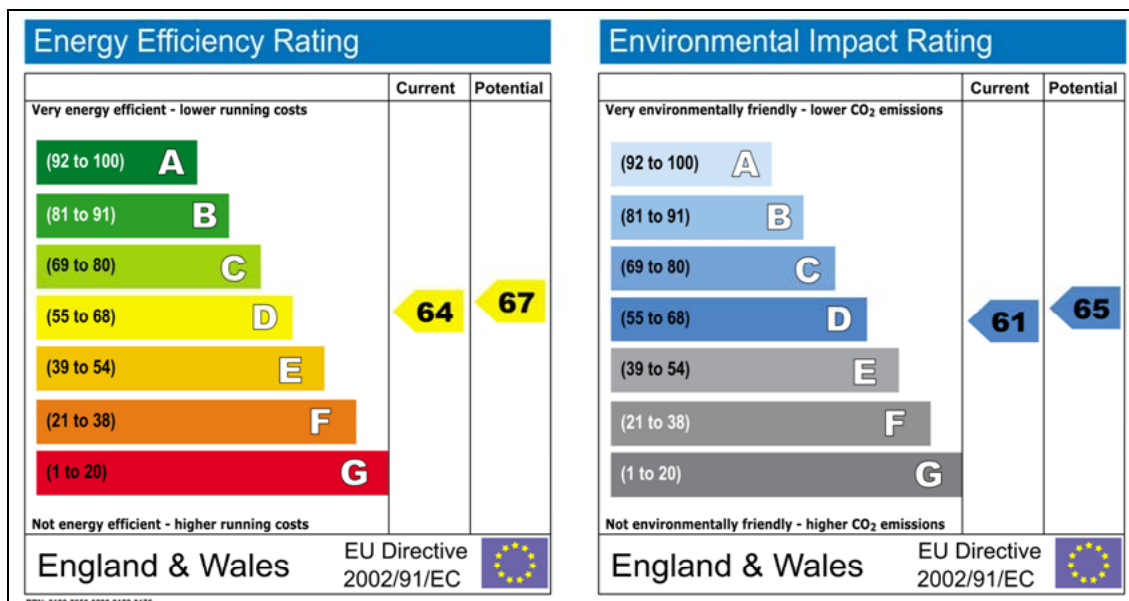
Council Tax Band: (A) verbal enquiry only.

Solicitors: Holdens, 2 Castle Hill, Lancaster, LA1 1YR. Tel: 01524 32484.

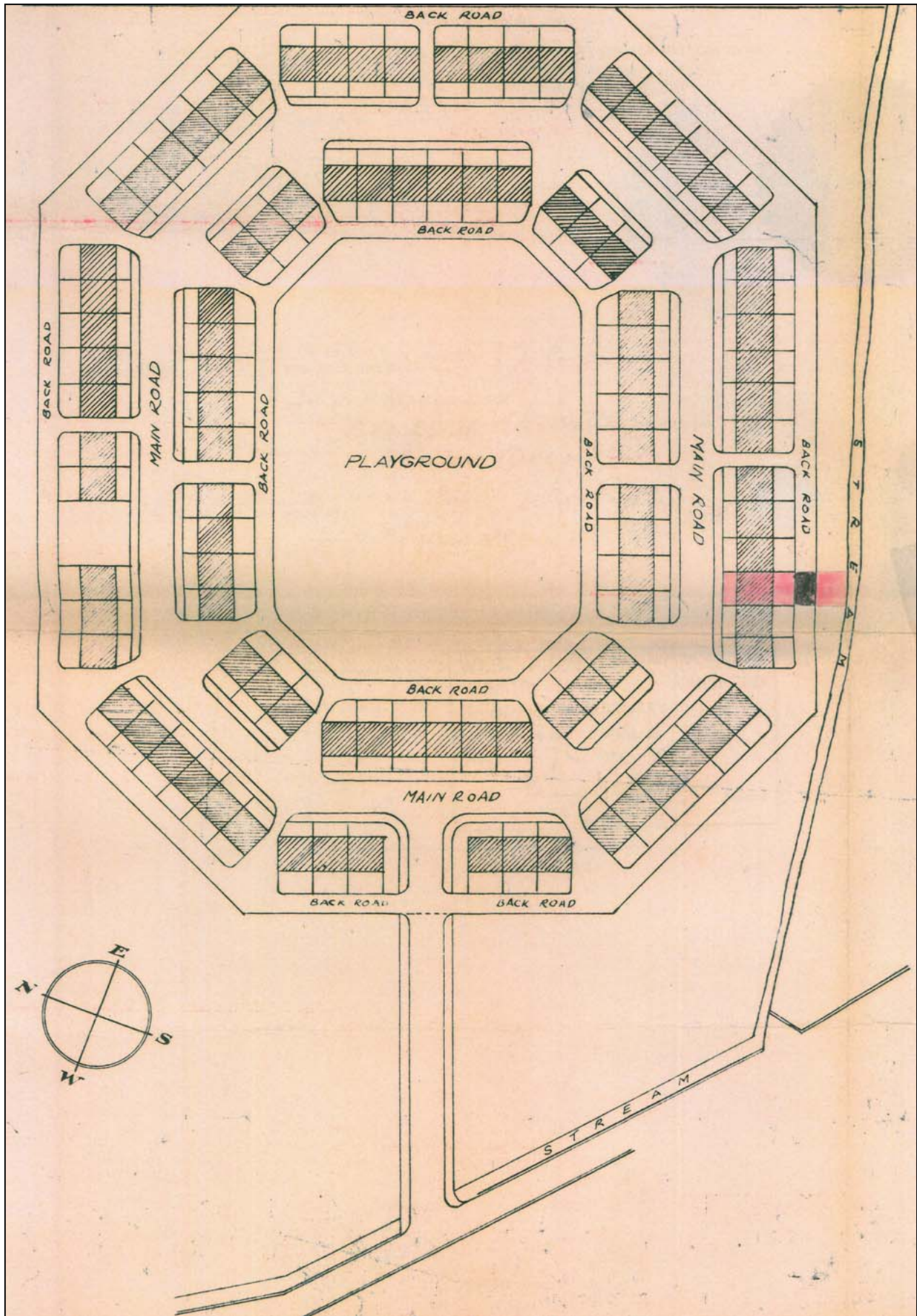
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

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.

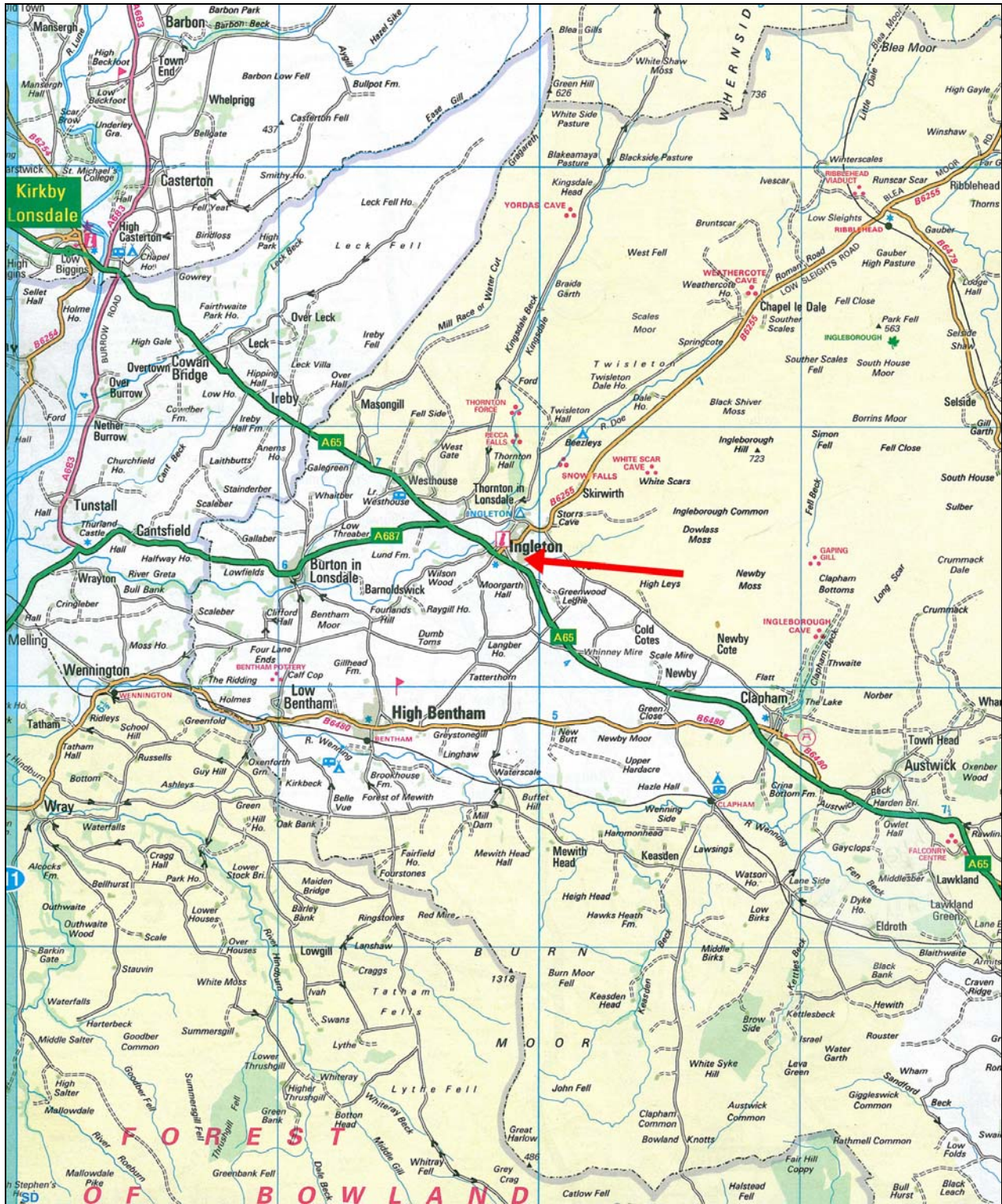
Energy Performance Certificate



Tile/Boundary Plan (Not to scale)



Location Plan



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