

PM111

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



Price: £200,000 Region

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

An immaculately presented modern (*circa 9 years old*) 3 bedroomed garage link-detached family house incorporating full wood effect UPVC sealed unit double glazing, gas central heating, cloakroom, 2 reception rooms, conservatory, newly fitted breakfast kitchen, utility room, gated private driveway and a good sized rear garden enjoying **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 Comprising: (Wood effect UPVC sealed unit double glazing and gas central heating installed).

Ground Floor:

Entrance Porch: Centre light.
6'10 x 2'8 approx
(2.08m x 0.81m approx)

Reception Hall: Open feature staircase with under cupboard, wood laminate flooring, centre light, radiator, telephone point, smoke alarm.
11'5 x 8'2 min
(3.48m x 2.49m min)

Cloakroom: Wc and wash basin, tiled dado, centre light, radiator, auto vent.
4'10 x 3'11
(1.47m x 1.19m)



Reception Hall



Cloakroom

Lounge: Feature wood surround fireplace housing living flame gas fire, 2 x centre lights, TV point.
18'4 x 12'8
(5.59m x 3.86m)
Patio doors to garden; double doors to conservatory:-



Conservatory:
8'6 x 8'5
(2.59m x 2.57m)

Being wood effect UPVC sealed unit double glazed.
Wood laminate flooring, lovely garden and river aspect, wall light,
radiator.



Breakfast Kitchen:
13'9 x 9'6
(4.19m x 2.90m)

New fitted kitchen in Ivory incorporating inset stainless steel 1½ bowl
single drainer sink unit with mixer tap, integrated "Bosch" fridge, "Bosch"
dish washer, "Classic Delux" gas farmhouse style oven range,
"Rangemaster" extractor hood and work surfaces with tiled splash backs.
Tiled floor, pelmet lighting, halogen ceiling lighting, radiator, smoke
alarm.



Dining Room:
9'2 x 8'1
(2.79m x 2.46m)

(Former Garage !). Centre light, radiator.



Inner Utility Room:

8'3 x 7'3
(2.51m x 2.21m)

Porcelain sink, work surface, plumbed auto washer and tumble dryer recesses, fitted shelves, wall mounted "Vaillant" gas boiler providing full central heating and hot water, tiled floor, centre light, outside door.

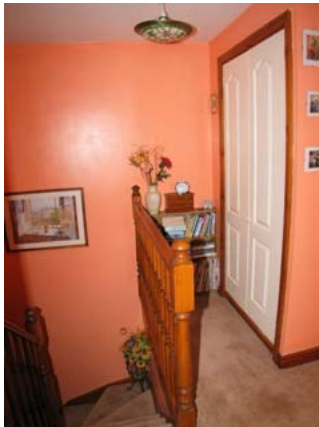


First Floor:

Landing:

8'10 x 8' approx
(2.69m x 2.44m approx)

Airing cupboard, centre light, smoke alarm.



Master Bedroom 1:

13'10 x 9'11
(4.22m x 3.02m)

Lovely river aspect, fitted bedroom units, centre light, radiator, TV point.



Bedroom 2:
12'9 x 9'9
(3.89m x 2.97m)

Centre light, radiator.



Bedroom 3:
10'6 x 8'
(3.20m x 2.44m)

Lovely river aspect, centre light, radiator, telephone point.



Bathroom:
7'11 x 6'10
(2.41m x 2.08m)

3 piece bath suite incorporating over bath power shower with glass screen, white UPVC easy wipe ceiling, tiled walls and splash backs. Fitted contemporary vanity mirror, heated towel ladder, mini halogen ceiling light fitting, auto vent.



Outside:

Front: Gated private driveway (*brick paviour*) suitable for parking 2 vehicles.

Side: Path to the side.

Rear: Lovely terraced lawned garden area incorporating paved patios, timber shed and **river footage incorporating fishing rights**. Outside tap.



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

Tenure: Freehold with vacant possession on completion.

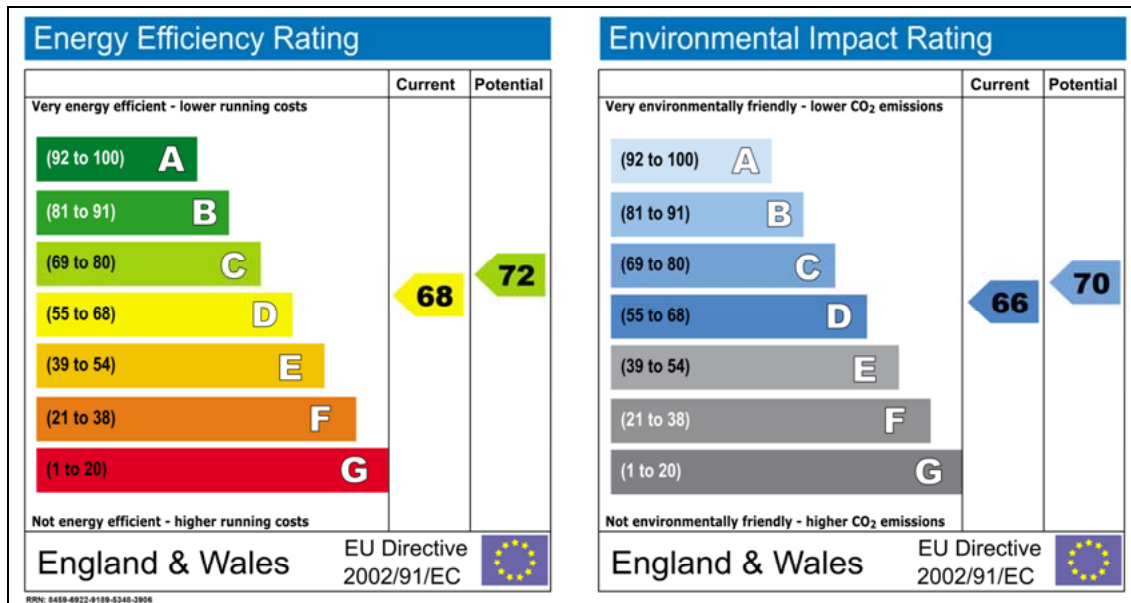
Council Tax Band: (D) Verbal enquiry only.

Solicitors: Derek M Jordan, Chapel Street, Settle, North Yorkshire, BD24 9HT.
Tel: 01729 823 589.

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



Copy Title/Boundary Plans



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