

PL382

**35 Lakeber Avenue
High Bentham
Nr Lancaster
LA2 7JN**



NEW PRICE: Offers Invited Over £125,000

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

Tastefully upgraded and well maintained terraced 3 bedroomed family home built circa mid 1970's enjoying full sealed unit double glazing, gas fired central heating, modern fitted kitchen with built in appliances, ample storage areas, pleasant gardens to the front and rear and designated parking places for two vehicles (plus potential to create private parking if so desired).

Conveniently located at the end of a cul-de-sac within easy walking distance of local shops and amenities.

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

Accommodation
Comprising:

(UPVC sealed unit double glazing and gas central heating throughout.)

Ground Floor:

Rear Entrance Porch:

Annex Store Room 1:

Annex Store Room 2:

Hallway:
9'1 x 6'10 approx
(2.77m x 2.08m approx)

Open feature staircase with under storage area, wood laminate flooring, built in storage cupboard, radiator, centre light.

Cloakroom:
5'6 x 2'8
(1.68m x 0.81m)

W.C, wash hand basin, wall mounted baxi gas boiler providing economical full central heating and hot water, wood laminate flooring, centre light.

Kitchen:
11'8 x 7'4
(3.56m x 2.23m)

Modern fitted cupboards and units in medium oak incorporating built in gas oven, gas hob with over head extractor fan, inset vinyl single drainer sink unit with mixer tap, plumbed auto washer recess, vented spin dryer recess, recess for upright fridge freezer and work surfaces with tiled splash backs; wood laminate flooring, pelmet lighting, mini halogen lighting. Built in storage cupboard, well equipped with power sockets, radiator.



Lounge Diner:
20'9 x 11'4
(6.32m x 3.45m)

Tilt and slide patio door, feature beam, TV point, wood laminate flooring, 2 x radiators, 2 x centre lights, telephone point.



First Floor:

Landing:

11'9 x 2'10 min
(3.58m x 0.86m min)

Loft access N/B loft partly boarded for storage, 2 x built in storage cupboards, airing/cylinder cupboard with immersion heater, mini halogen lighting, centre light.

Bedroom 1:

11'9 x 10'6 max
(3.58m x 3.20m max)

TV point, centre light with dimmer switch, radiator.



Bedroom 2:

11'6 x 10'6
(3.51m x 3.20m)

Long distance rural views, TV point, telephone point, mini halogen light fitting, radiator.



Bedroom 3:

9'9 x 8'5
(2.97m x 2.57m)

Long distance rural views, TV point, centre light, radiator.



Bathroom:

6'10 x 5'6
(2.08m x 1.68m)

3 piece bath suite in white incorporating curtained over bath "Mira" shower, tiled splash backs, centre light, radiator.

Outside:

Front: Enclosed lawned garden area with flower and shrub borders and gated path.

Side: Public footpath via terrace westerly side (*leading to high street shops and Town car park*).

Rear: Enclosed lawned garden area with flower and shrub border, timber storage shed, concreted patio/drying area, gated path and adjacent designated parking area for two vehicles.



Services: Mains water (unmetred), electricity, gas and drainage connected. Gas central heating installed.

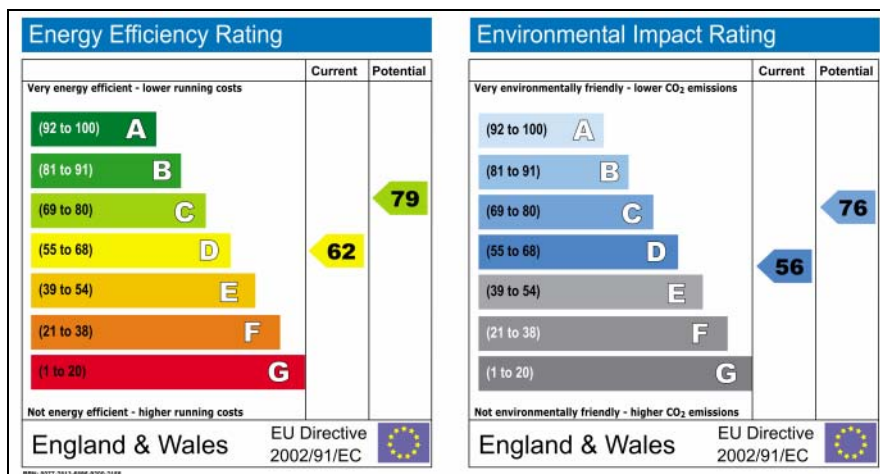
Tenure: Freehold with vacant possession upon completion.

Council Tax Band: B (Verbal enquiry only).

Solicitors: Thomson Wilson Pattinson, 114 – 116 Stricklandgate, Kendal, LA9 4QA. Tel: 01539 721 945.

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



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