

PS138

38 Springfield Terrace High Bentham Nr Lancaster LA2 7BB



Price: Offers Over £175,000

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

Comprising a substantial 3 bedroomed family residence with a loft hobbies room and a useful basement cellar offering itself as potential further useful living accommodation if so desired together with enjoying gas fired central heating, an enclosed rear garden and patio area. Conveniently situated towards the fringe of High Bentham within only 15 miles commuting distance of Lancaster and The M6.

Kendal and The Lakes 20 miles,
Settle and The Yorkshire Dales National Park 12 miles approx.

Accommodation Comprising:

Ground Floor:

Entrance Vestibule:

4' x 3'⁴
(1.22m x 1.02m)

Electric meter and consumer unit, cloaks rail.

Hallway:

11' x 3'³
(3.35m x 0.99m)

Cornice, covered beam, open staircase, telephone point, radiator, tongue and groove floor.

Lounge/Dining Area:

27'⁴ x 10'⁶ (8.33m x 3.20m)

Lounge Area:

11'⁷ x 11'⁵ min
(3.53m x 3.48m min)

Stone built open fireplace, 2 built in pine doored storage cupboards, built in display cupboards with book shelving over, cornice, 3 x radiators, uplighter wall lights, rise and fall dining light, pine tongue and groove floor to dining area.

Dining Area:

12'⁴ x 10'⁵
(3.76m x 3.18m)

Kitchen:

10'⁴ x 8'⁵
(3.15m x 2.57m)

Fitted cupboards and units incorporating inset stainless steel single drainer 1½ bowl sink unit with mixer tap. Washer, fridge, dish washer and electric cooker recesses and work surfaces with tiled splash backs, upright fridge freezer standing, window overlooking rear garden, radiator, ceiling recesses spotlights, pine tongue and groove floor. Outside door.

Basement Cellar:

Viz:-

(Extended useful living accommodation potential)

Basement Room:

12' x 12'
(3.66m x 3.66m)

Light and power installed, gas meter.

Fuel Store:

12'⁵ x 3'⁶
(3.78m x 1.07m)

Light installed, external coal shute.

First Floor:

Balcony Landing:

16'⁴ x 3' approx
(4.98m x 0.91m approx)

Stripped pine newel and balustrade. Centre light, pine tongue and groove floor.

Bathroom:

10'⁴ x 8'⁶
(3.15m x 2.59m)

3 piece bath suite in white comprising pine panelled bath, curtained over shower, low flush WC and pedestal wash basin. Airing cupboard housing wall mounted "Vaillant" gas boiler providing instant hot water and central heating. Pine boxed ceiling area incorporating recessed spotlighting, electric shaver point, radiator, pine tongue and groove floor.

Rear Bedroom 1:
12'6 x 9'3
(3.81m x 2.82m)

Radiator, centre light.

Front Bedroom 2:
9'4 x 8' approx
(2.84m x 2.44m approx)

Plus built in wardrobe, radiator, centre light.

Front Bedroom 3:
8'1 x 6'11
(2.46m x 2.11m)

Radiator, centre light, pine tongue and groove floor.

Second Floor:

Attic Playroom/Bedroom 4:
16'5 x 14'4 max
(5.00m x 4.37m max)

3 Velux roof windows, pine tongue and groove eaves boarding incorporating built in storage cupboards. Feature pointed brick chimney breast, radiator, spot light track.

Outside:

Front:

Garden area and path. Service access to terrace side.

Rear:

Lawned garden, flower/shrub borders, paved patio and garden store to the rear. External sensor light.

Services:

Mains water, electricity, gas and drainage connected.

Tenure:

Freehold with vacant possession on completion.

Council Tax Band:

C (verbal enquiry only).

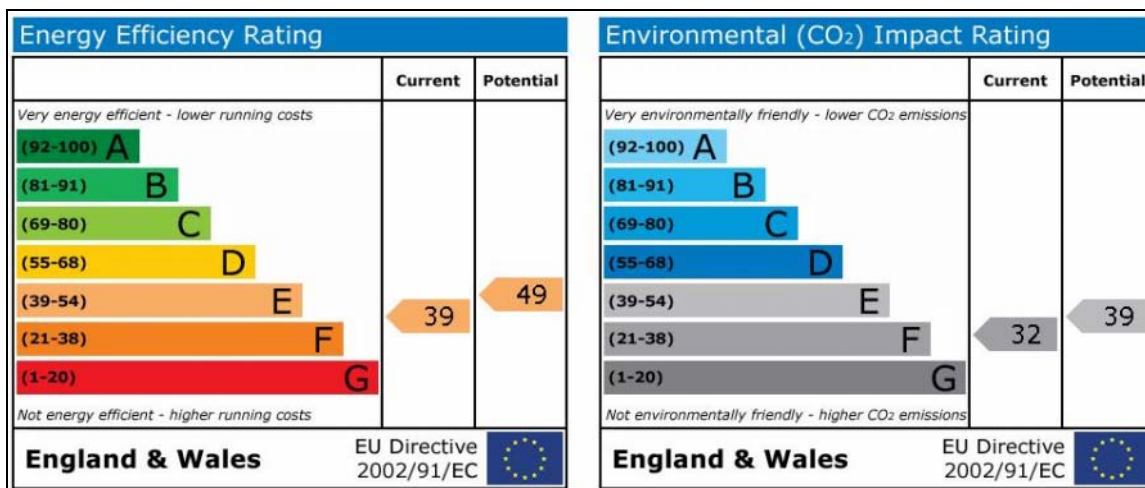
Solicitors:

To Be Decided.

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 Certificates



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