

PH142

**4 Hillcroft
Wenning Avenue
Off Station Road
High Bentham
Nr Lancaster
LA2 7LL**



Price: Offers Invited Over £170,000

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

An improved ideal 3 bedroomed family home incorporating full UPVC sealed unit double glazing, gas central heating, a good sized open plan modern fitted kitchen diner, UPVC conservatory, modern bathroom, enclosed rear garden area and private parking.

Situated on a small cul-de-sac conveniently within only 5 minutes walk from High Street shops and amenities and within 15 miles commuting distance of Lancaster and The M6.

(Please note the property is presently subject to an ongoing 6 months unfurnished assured shorthold tenancy at a monthly rent of £475 plus usual outgoings (Tenant entitled to 1 months notice to vacate) further details available upon request).

Accommodation Comprising:(Full UPVC sealed unit double glazing and gas central heating installed).

Ground Floor:

Entrance Vestibule: Open staircase, telephone point.
5'3 x 3'11
(1.60m x 1.19m)

Lounge: Gas fire with wood surround, wood laminate flooring, radiator, centre light, TV point.
14'7 x 14'
(4.45m x 4.27m)



Open Plan Dining Kitchen:
17'1 x 12'1 (5.21m x 3.68m)

Kitchen Area: Fitted cupboards and units incorporating inset stainless steel single drainer sink unit with mixer tap, built in electric oven, gas hob with extractor canopy, plumbed for auto washer, dryer recess, upright fridge freezer standing area, tiled top breakfast bar and work surfaces. Centre light, under stairs storage cupboard. Outside door.
14'1 x 8'2 approx
(4.29m x 2.49m approx)

Dining Area: Radiator, centre light, TV point. Open plan to:-
11'10 x 8'5 approx
(3.61m x 2.57m approx)



Conservatory: Being a modern UPVC Victorian style conservatory with sliding patio door to rear garden area, feature wood flooring, pair wall lights.
9'10 x 9'4
(3.00m x 2.84m)



First Floor:

Landing:

7'11 x 6'10 max
(2.41m x 2.08m max)

Airing/cylinder cupboard, loft access, centre light, smoke alarm.

Bathroom:

6'10 x 5'4 min
(2.08m x 1.63m min)

3 piece bath suite incorporating over bath "Triton Rapide" electric shower with glass shower screen, tiled splash backs, wood laminate flooring, radiator, centre light.

Bedroom 1:

11'11 x 9'9
(3.63m x 2.97m)

Radiator, centre light.



Bedroom 2:

14'8 x 7'11
(4.47m x 2.41m)

Built in full length wardrobes, radiator, centre light.



Bedroom 3:

10'8 x 6'11 max
(3.25m x 2.11m max)

Storage recess, radiator, centre light.



Outside:

Front: Private concreted driveway, lawned garden area and paved patio/bin standing area.

Side: Shared access passage (with hose tap). Integral Store: 7'6 x 6'1 overall with electric installed.

Rear: Enclosed lawned garden area.



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

Tenure: Freehold with vacant possession on completion.

Council Tax Band: B (verbal enquiry only).

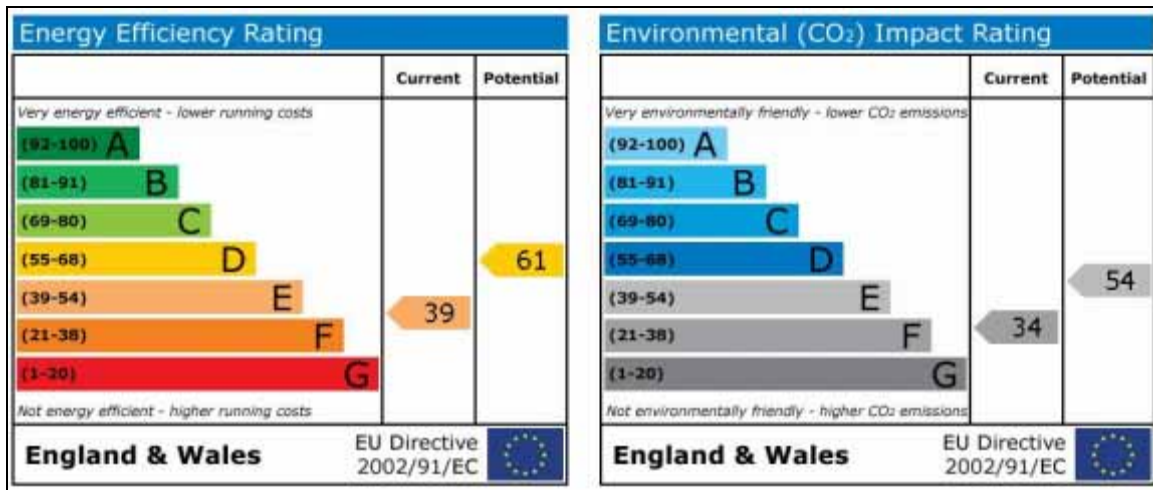
Solicitors: Oglethorpe Sturton & Gillibrand Solicitors, Station Road, High Bentham, Nr Lancaster, LA2 7LH. Tel: 015242 61212.

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 Certificates



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.