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## Creag Mhor 4 Robin Lane Bentham Lancaster LA2 7AB



Price: **REDUCED** £224,000 Region

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

An immaculately presented and well maintained fine example of a beautiful period residence in a small terrace of only three, boasting a wealth of original ornate features and character and extending to spacious 4 bedroomed family accommodation over 3 floors; incorporating 2 reception rooms, basement cellar, full double glazing, gas central heating, front garden and rear yard with garage and store.

Being pleasantly situated set back from the main road within convenient walking distance of main street shops and amenities.

Kendal and Lakes 19 miles  
Settle and Yorkshire Dales National Park 12 miles approx.

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Accommodation Featuring stripped original pine panel doors, gas central heating, predominantly full sealed unit double glazing (all apart from landing window) and retention of original ornate features and character throughout.

**Ground Floor:**

**Reception Hall:**

24'0 x 5'7 max  
(7.32m x 1.70m max )

Moulded coving and feature panelled archway, picture rail, dado rails, original mosaic tiled floor, feature painted open staircase. Radiator, centre light, telephone point.



**Lounge:**

14'7 x 14'1  
(4.45m x 4.29m )

**Triple mullion window overlooking front garden.**

Feature stone built open fire place incorporating dog basket grate. Moulded coving, picture rail, ceiling rose. Radiator, centre light, 3 picture lights, TV point



**Dining Room:**

13'6 x 12'0  
(4.11m x 3.66m )

Tiled fireplace with painted wood surround housing living flame gas fire, built in pine doored cupboards and display cupboard. Picture rail, quarry tiled floor, radiator, centre light.



**Inner Hall:**

7'3 x 3'11  
(2.21m x 1.19m )

Wood laminate flooring.

Access to **Basement Cellar** 12' x 3'11 plus shelved recess, light and power installed.,

**Kitchen:**

12'8 x 7'6  
(3.86m x 2.29m )

Painted Ash style modern fitted units incorporating inset circular stainless steel sink with mixer tap, built in electric oven, gas hob, upright fridge freezer standing area, plumbed auto washer recess, dishwasher recess and work surfaces with tiled splash backs. Wood laminate flooring. Painted beams. Electric meter cupboard, wood laminate flooring. Feature pointed stone wall, 2 angle poise spotlights, radiator. Electric meter cupboard.

**Stable door access to rear**



**First Floor:**

**Landing:**

7'6 x 6'10 min  
(2.29m x 2.08m min )

Centre light, radiator, dado rail.

**Bathroom:**

8'8 x 5'10  
(2.64m x 1.78m )

Modern 3 piece suite in white comprising contour panelled bath, low flush WC and pedestal wash basin, antique brass style taps, tiled splash backs. Feature pointed stone wall and exposed window lintel. Centre light, radiator, painted original floorboards.



**Bedroom 1:**  
14'5 x 12'7  
(4.39m x 3.84m )

Built in pine doored wardrobe and shelved cupboard. Picture rail, radiator, centre light, telephone point.



**Bedroom 2:**  
12'0 x 7'8  
(3.66m x 2.34m )

Built in pine doored cupboard and cupboard housing **Combi central heating boiler**. Wash basin, radiator, centre light.

**Bedroom 3:**  
11'0 x 7'10  
(3.35m x 2.39m )

Picture rail radiator, centre light,  
Feature stripped original floor boarding.



**Bedroom 2**



**Bedroom 3**

**Second Floor Landing:**

8'10 x 8'0

(2.69m x 2.44m )

(Via continued painted feature open staircase).

Painted beams, shelved recess, wall lights, skylight

**Dormer En-suite Bedroom 4:**

16'8 x 12'0

(5.08m x 3.66m )

Built in pine wardrobe, feature stripped original floor boarding, original cast iron fireplace. Painted beam. Dormer window and velux roof window. Under eaves storage cupboard. Centre light, radiator. TV and telephone point.

**Archway to En-Suite Shower Room:-** 8'9 x 8'8 comprising tiled shower cubicle (*electric shower*), pedestal wash basin and tiled splash backs. Feature stripped original floor boarding. Auto extractor vent. Pine doored under eaves storage cupboard, radiator.



**Outside:**

**Front:**

Lawned garden areas with concreted path and flower/shrub borders.



**Side:**

Vehicular access via Northerly side of row.

**Rear:**

Gated and enclosed concrete yard area/parking 25' x 18 min

**Garage** 16'8 x 8'0 internal measurement.

**Fuel Store** 8'2 x 7'5.



**Services:** Metered mains water, mains electricity, gas and drainage connected.

**Tenure:** Freehold with vacant possession on completion.

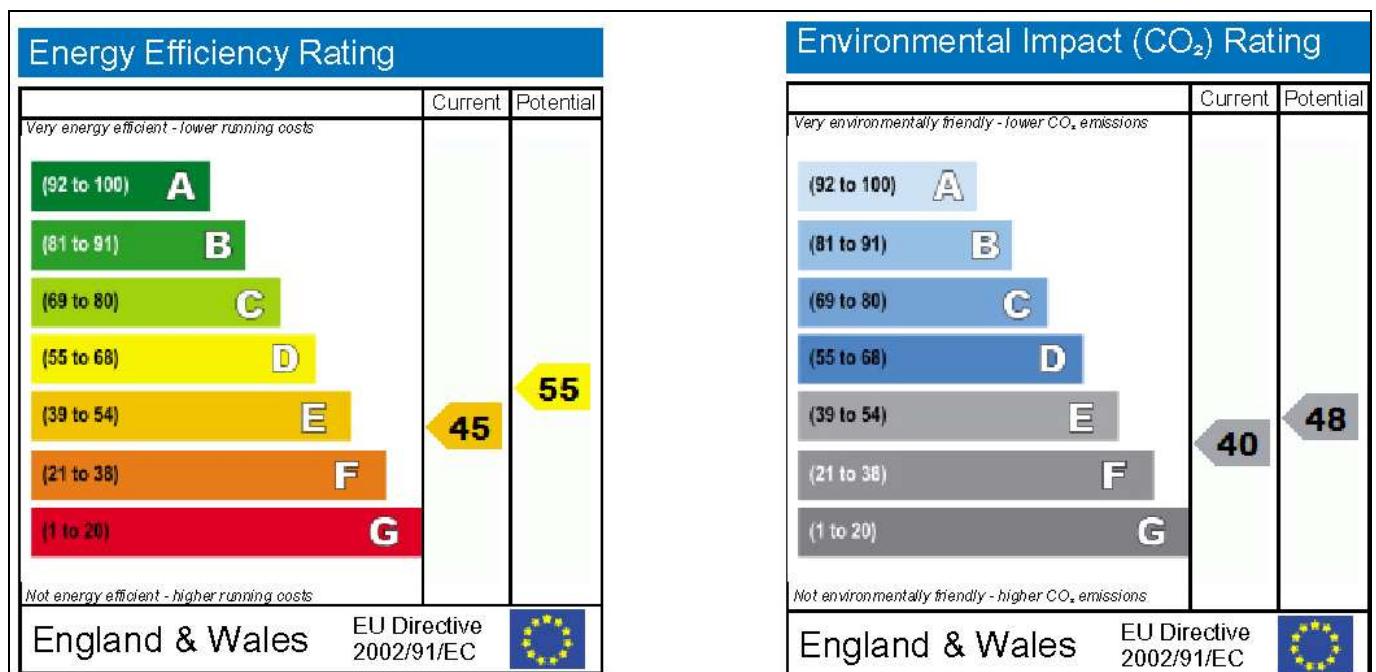
**Council Tax Band:** (C) verbal enquiry only.

**Solicitors:** Glanvilles Solicitors, West Wing, Cams Hall, Fareham, Hampshire, PO16 8AB. Tel: 01329 282 841.

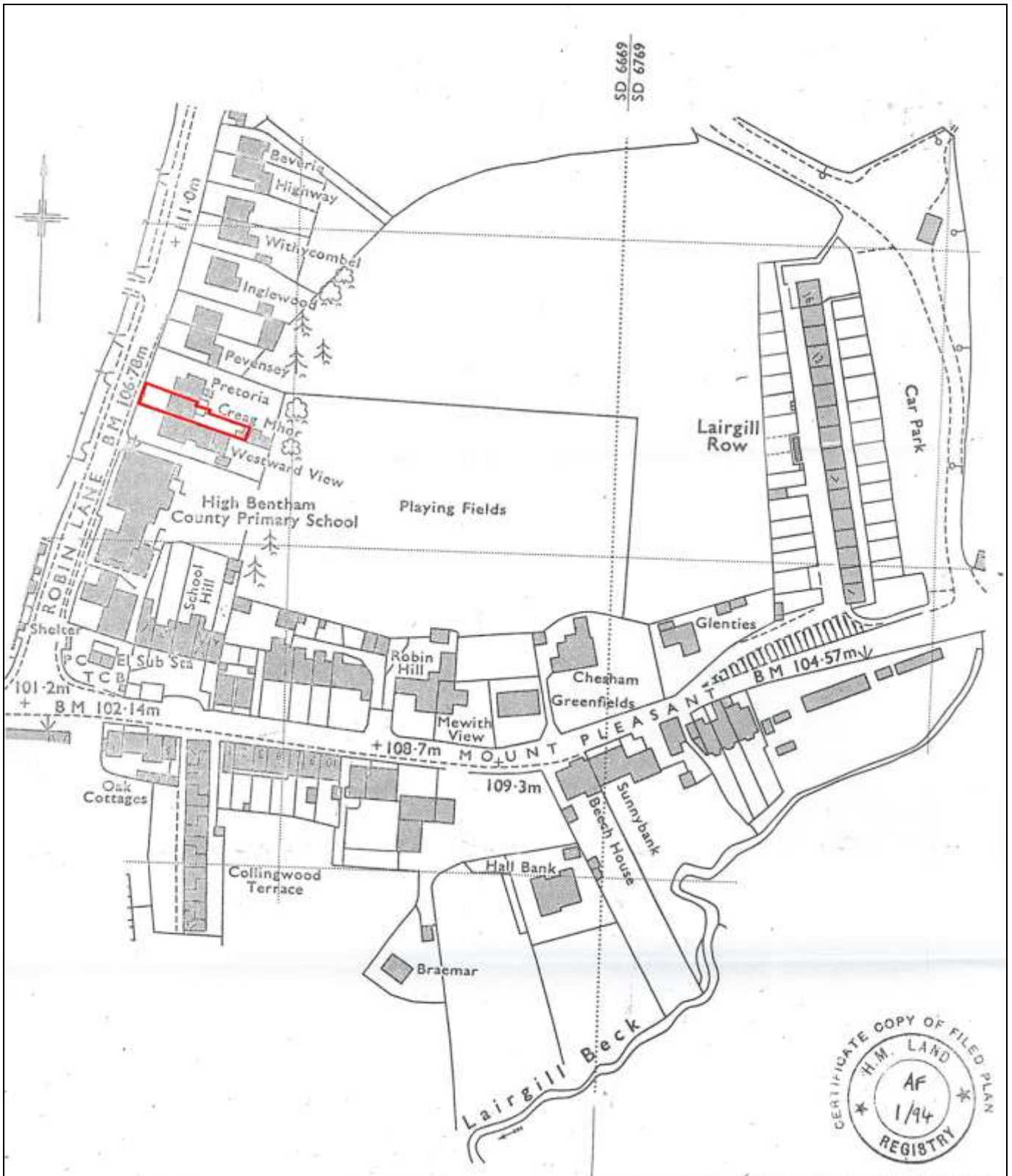
**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all offers and negotiations should be conducted.**

*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



## Boundary Plan



**Reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office.  
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