

PC119

**Lovely 3 Bedroomed Detached Bungalow In A “Tucked Away”  
Location Nestled In Generous Circa 0.379 Acre Garden Grounds  
Possibly With Future Planning Potential**

**Low Becks  
49A Canterbury Avenue  
Bowerham  
Lancaster  
LA1 4AU**

*\*Also Being A Registered Small Holding\**



**Price: Offers Invited Over £300,000**

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

An excellent opportunity to acquire a modern cosy 3 bedroomed detached true bungalow (*built in 1991*) with full sealed unit double glazing, gas central heating and most particularly enjoying extensive (over 1/3 acre) garden ground which may ultimately possibly lend itself for further development potential.

Occupying a wonderful secluded position peacefully and privately nestled adjacent to only one other detached residence along a shared short private access lane in an ideal “tucked away” yet convenient residential superb location allowing both quick easy access into Lancaster City Centre and M6 motorway links avoiding city centre congestion.

## Accommodation Comprising:

### **Open Front Porch:**

Centre light.

### **Reception Hall:**

15'8 x 4'9  
(4.78m x 1.45m)

Glazed panel front door, built in storage cupboard. Radiator concealed behind decorative freeze, 2 x centre lights, telephone point, smoke alarm, loft access. *N/B Loft well insulated and partly boarded for storage.*

### **Lounge:**

17'9 x 12'1  
(5.41m x 3.68m)

Tiled fireplace housing multi fuel stove on quarry tiled hearth, dado rail, shelved recess, dual aspect windows incorporating large picture window giving lovely pond garden aspect, 2 x radiators, TV point.



### **Dining Kitchen:**

11'2 x 9'11  
(3.40m x 3.02m)

Modern fitted cupboards and units in medium oak incorporating inset 1½ bowl stainless steel single drainer sink unit with mixer tap, built in electric oven, gas hob with over head extractor hood and work surfaces with tiled splash backs, radiator.

### **Annex Pantry:**

2'10 x 2'4  
(0.86m x 0.71m)

Fitted shelves.

### **Utility Room:**

7'11 x 4'11  
(2.41m x 1.50m)

Fitted wall cupboard and work surface with tiled splash back, plumbed for auto washer and dish washer, cloaks rail, centre light, radiator, glazed panel back door, gas boiler providing central heating and hot water.



**Dining Kitchen**



**Utility Room**

**Glazed Rear Porch:**

11'4 x 4'2  
(3.45m x 1.27m)

**Bedroom 1:**

12' x 11' min  
(3.66m x 3.35m min)

Lovely garden aspect, built in double wardrobe, centre light, radiator.



**Bedroom 2:**

11'5 x 10'4 min  
(3.48m x 3.15m min)

Lovely garden aspect, built in single wardrobe, centre light, radiator.



**Bathroom:**

7'3 x 6'1  
(2.21m x 1.85m)

3 piece bath suite incorporating curtained over bath electric shower, auto vent, centre light, radiator.



**Bedroom 3:**  
9'8 x 8'11  
(2.95m x 2.72m)

Centre light, radiator.



**Outside:**

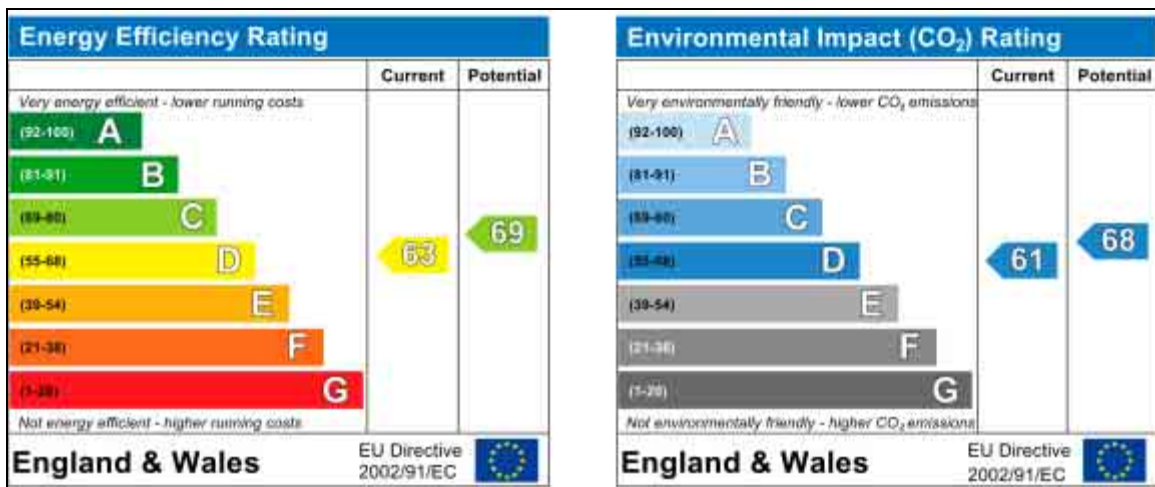
Shared private access lane leading to generous grounds extending to circa 0.379 acre or thereabouts incorporating parking/turning area, extensive lawned gardens, small orchard, vegetable garden, natural spring fed small duck pond/wildlife habitat, 2 x greenhouses, garden stores etc. and a natural stream footage.





*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



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

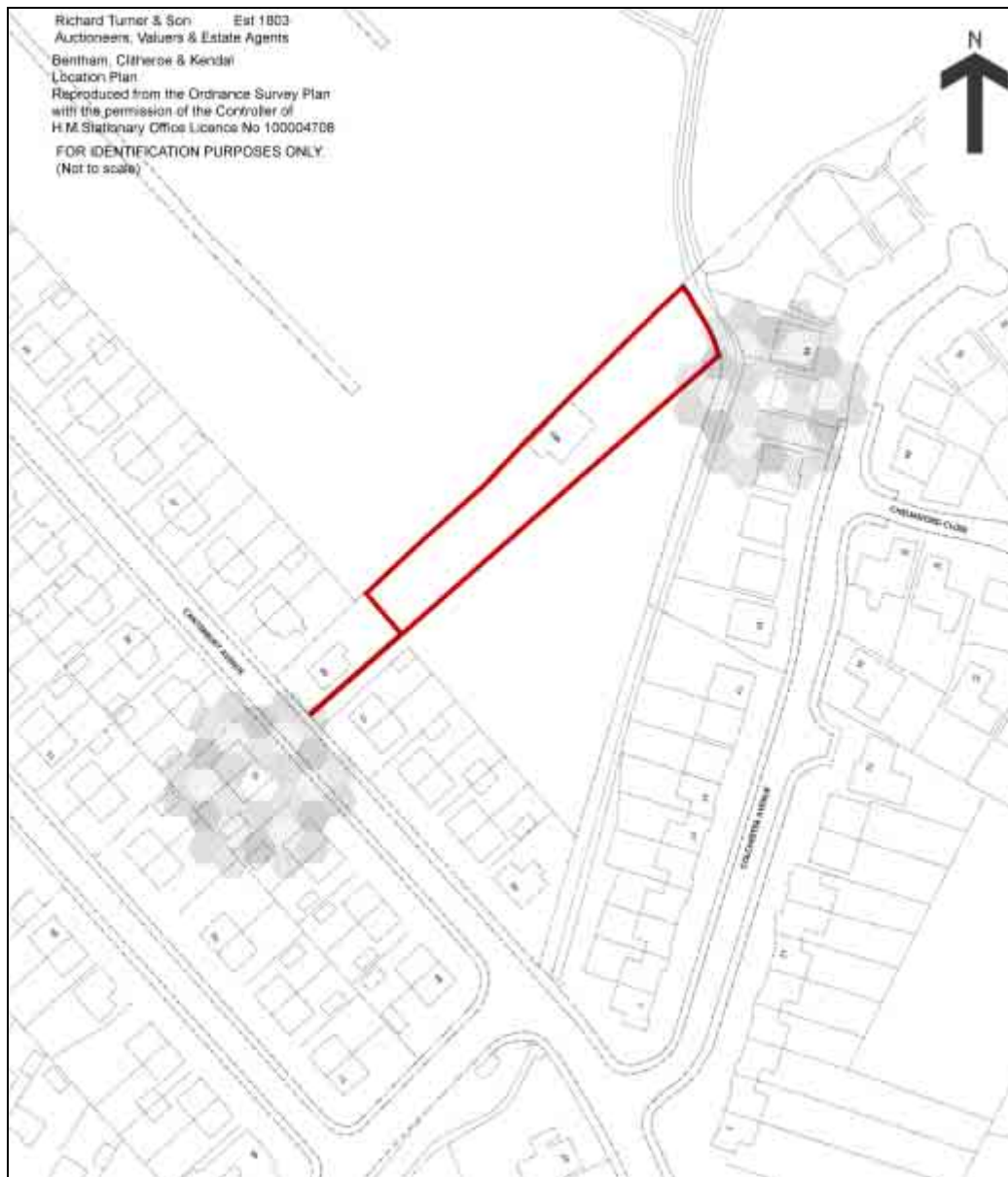
**Tenure:** Freehold with vacant possession on completion.

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

**Solicitors:** Ogleshorpe Sturton & Gillibrand Solicitors, 16 Castle Park, Lancaster, LA1 1YG. Tel: 01524 846 846.

**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.**

### Boundary Plan



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