

PB269 / RBP02081

**5 Bank Houses  
Burton Road  
Low Bentham  
Nr Lancaster  
LA2 7ED**



**Price: REDUCED to £115,000 Region**

**Viewing: Through Richard Turner & Son Bentham Office.**

A 2 bedroomed, traditional stone built terraced cottage ideally suited for a first time buyer or as a buy to let/investment or holiday cottage, enjoying a cosy lounge with multi-fuel stove, gas central heating, double glazed windows, fitted kitchen, modern shower room and a good sized enclosed rear garden. Situated in the popular rural village of Lower Bentham conveniently within only 14 miles commuting distance of Lancaster and the M6.

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

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Sawley, CLITHEROE BB7 4LH  
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14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
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## Accommodation Comprising:

### Ground Floor:

#### **Lounge:**

11'10x 11'9

(3.61m x 3.58m)

Stone recessed fireplace housing multi-fuel stove, open feature pine staircase, window seat, feature exposed oak beam and support, shelved recesses, wood laminate flooring, centre light, wall lights, radiator, TV point, electric meter cupboard.

Part open plan to:-



#### **Kitchen:**

12'1 x 5'10

(3.68m x 1.78m)

Fitted cupboards and units incorporating inset stainless steel single drainer sink unit with mixer tap, electric cooker socket, fridge recess and work surfaces with tiled splash backs. Wall cupboard housing gas central heating boiler. Centre light fitting, radiator, cloaks rail, glazed panel back door.

#### **Rear Porch:**

4'5 x 2'10

(1.35m x 0.86m)

### First Floor:

#### **Landing:**

Centre light.

#### **Shower Room:**

5'10 x 5'1

(1.78m x 1.55m)

Shower cubicle, WC and wash hand basin, fully tiled walls, tiled floor, mini halogen ceiling lighting, radiator.



**Kitchen**



**Shower Room**

#### **Front Bedroom 1:**

9'5 x 8'11

(2.87m x 2.72m)

Built in airing/cylinder cupboard. Window seat, wood laminate flooring, centre light, radiator.

#### **Bedroom 2:**

8'7 x 6'7

(2.62m x 2.01m)

Window seat, wood laminate flooring, centre light, radiator.  
**Access to small storage loft area.**

**Outside:**

**Front:**

Tarmacadam path frontage and grassed garden/embankment area.



**Rear:**

Garden area 27' x 25' approx (8.23m x 7.62m approx).incorporating attractive stone walled seating area and stone steps. Pedestrian right of way via terrace sides.



**Services:**

Mains water, electricity, gas and drainage connected.

**Tenure:**

Freehold with vacant possession on completion.

**Council Tax Band:**

(B) verbal enquiry only.

**Solicitors:**

Arkwright Solicitors, Capitol House, 51 Churchgate, Bolton, BL1 1LY. Tel: 01204 535 262.

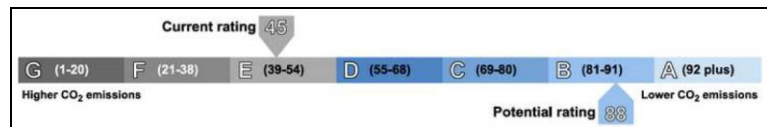
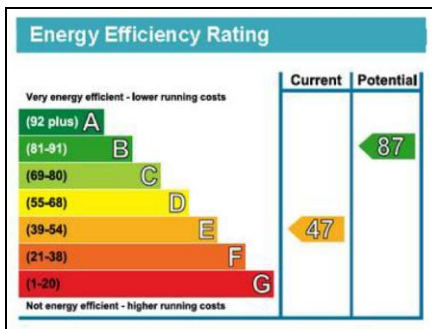
**Agents:**

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.**

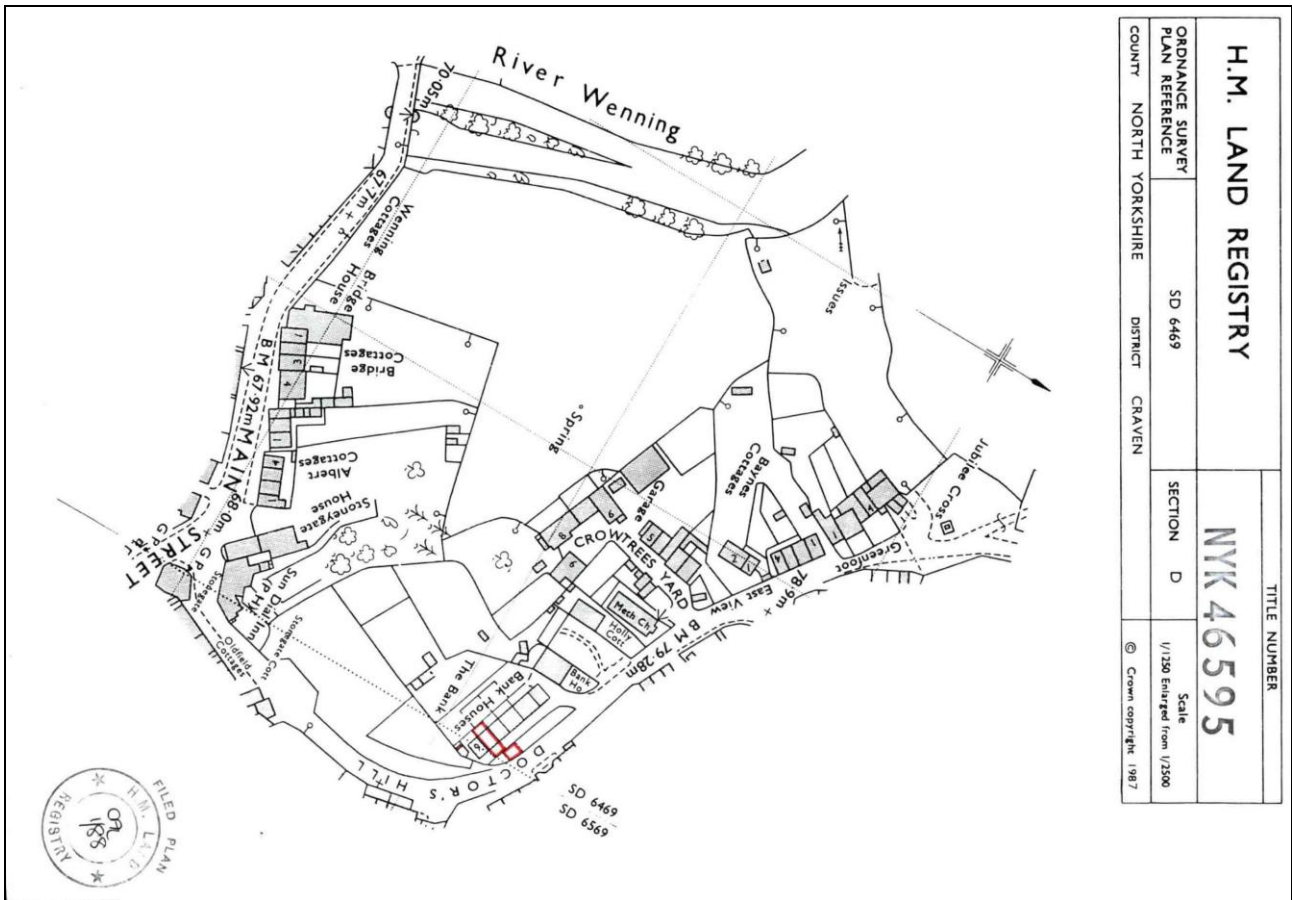
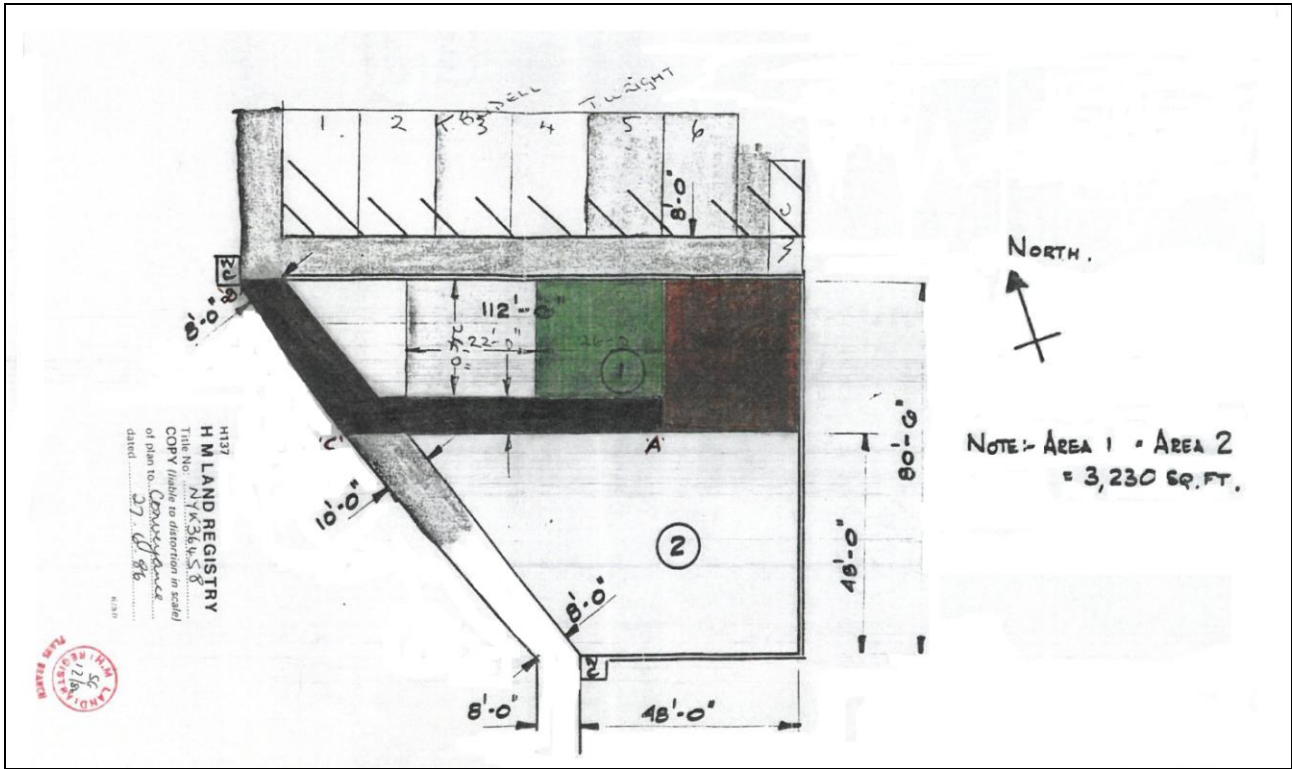
*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*

**Energy Performance Certificate**



**Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will not involve a credit search.**

**Copy Title Plans**  
**(Rear Garden area shaded Green)**



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