

PM112

8 Mayfield Road High Bentham Nr Lancaster LA2 7LP



Price: £104,950

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

Traditional stone built/roughcast 3 bedroomed terraced cottage having loft conversion potential; enjoying 2 reception rooms, modern fitted kitchen, modern bathroom, gas central heating, front garden area, rear yard with outbuildings and roadside parking.

Conveniently situated within 500 meters walking distance of High Street shops and amenities and within 15 miles commuting distance of Lancaster and the M6.

Accommodation Comprising:

Ground Floor:

Reception Hall:

17' x 3'⁴

(5.18m x 1.02m)

Open staircase, centre light, radiator, electric meter cupboard and circuit breakers.

Open Plan Lounge/Diner:

13'10" x 10'3"

(4.22m x 3.12m)

Living flame gas fire with wood surround, built in cupboard and shelves, centre light.



Lounge Area:

13' x 10'5" max

(3.96m x 3.18m max)

Stone built open fireplace (presently housing electric fire), exposed natural wood flooring, centre light, radiator.

Kitchen:

12'5" x 6'7"

(3.78m x 2.01m)

Modern fitted cupboards and units incorporating inset stainless steel single drainer sink unit with mixer tap, plumbed auto washer recess, electric cooker, gas hob with overhead extractor hood and work surfaces with tiled splash backs, tile floor, centre fan light fitting, under stairs storage area with central heating control.



Lounge Area



Kitchen

First Floor:

Landing:

17'11 x 5'1 max inc. stairs
(5.46m x 1.55m inc. stairs)

2 x centre lights, radiator. Loft ladder access to part boarded storage loft with gas boiler installed.

Bedroom 1:

8'7 x 6'7
(2.62m x 2.01m)

Centre light, radiator.



Bedroom 2:

11'4 x 8'11 max
(3.45m x 2.72m max)

Shelved recess, centre light, radiator, TV point.



Separate WC:

3'5 x 2'7
(1.04m x 0.79m)

Centre light.



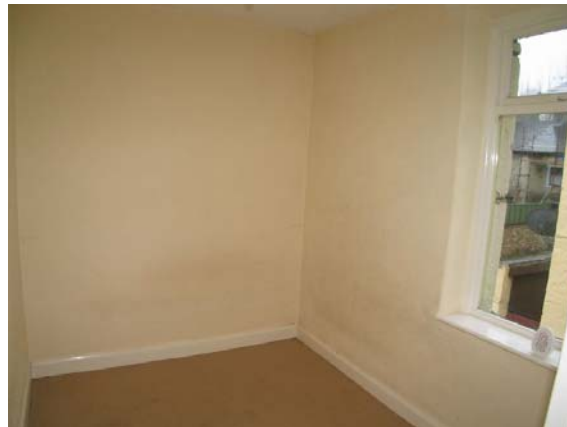
Bathroom:
7'3 x 4'10
(2.21m x 1.47m)

Bath with over bath shower, pedestal wash basin, 3 x fully tiled walls, centre light fitting, radiator. Built in linen cupboard.



Bedroom 3:
14'2 x 10'6
(4.32m x 3.20m)

Centre light, radiator.



Outside:

Front:

Gravelled garden area 15' x 9' approx (4.57m x 2.74m approx) with gated path.

Rear:

Tarmac yard area 20' x 6' approx (6.10m x 1.83m approx), bin standing, bib tap, outside light.
Fuel store 7'6 x 4' (2.29m x 1.22m) with light and power installed.
Storage building 4'7 x 2'6 (1.40m x 0.76m) with centre light.



Services: Mains water, electricity, gas and drainage connected.
Gas and electric pre-payment card meters. Sky TV dish attached.

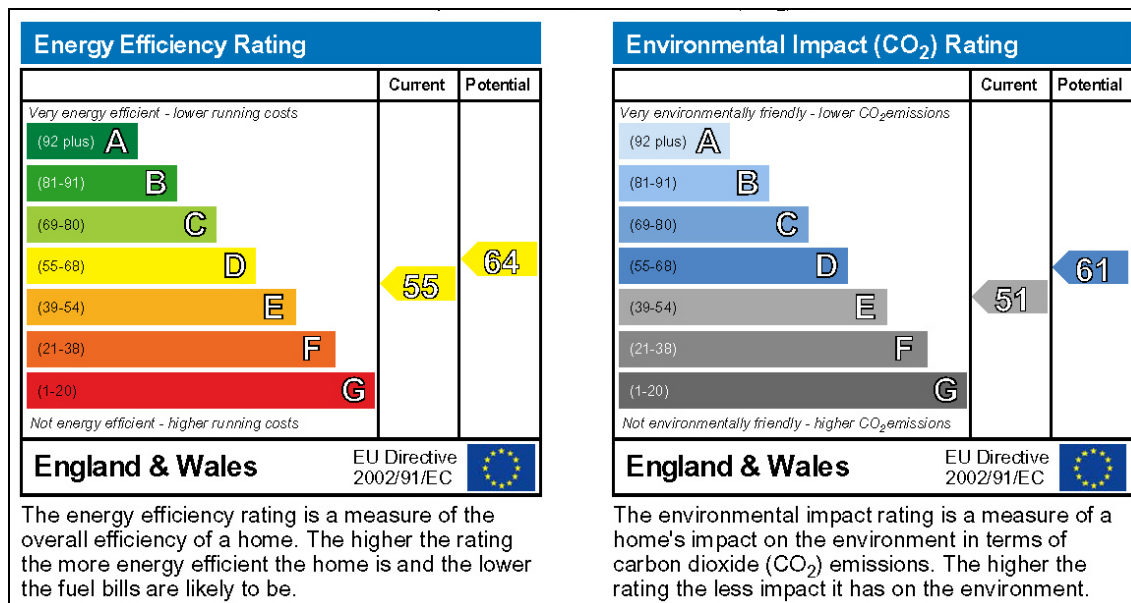
Tenure: Freehold with vacant possession on completion.

Council Tax Band: (B) verbal enquiry only.

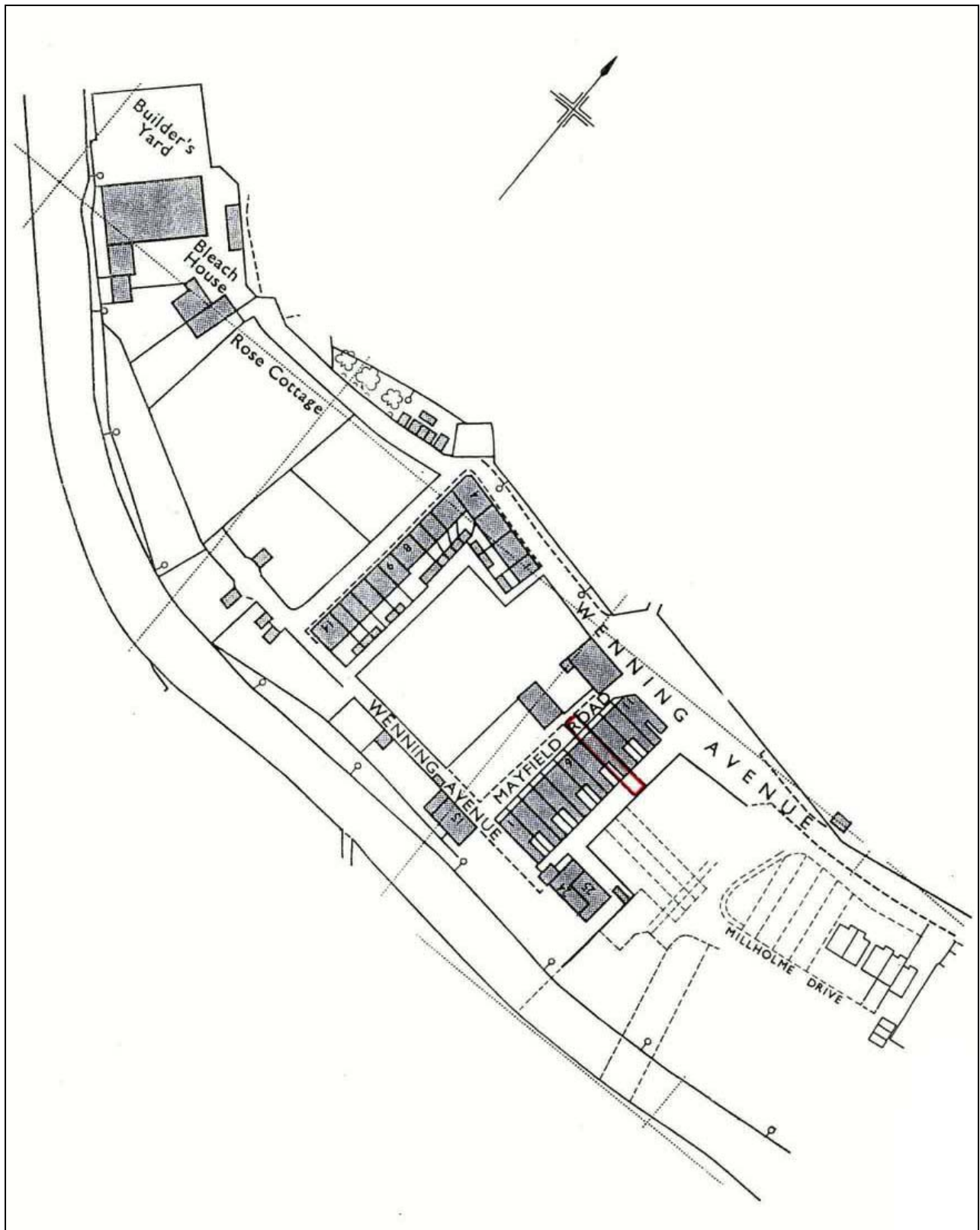
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street,
High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

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



Title/Boundary Plan



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