

PB196

**Broadgates  
Main Street  
Low Bentham  
Nr Lancaster  
LA2 7DT**



**Price: £240,000 Region**

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

An attractive semi-detached, stone built double fronted, spacious 3 bedrooomed residence improved to a high standard incorporating 2 reception rooms, fitted breakfast kitchen, gas central heating, double glazing, adjoining garage workshop and a lovely enclosed rear patio garden with useful storage building.

Situated just off the Main Street, conveniently within brief walking distance of the public car park in the popular rural village of Low Bentham and within only 14 miles commuting distance of Lancaster and The M6.

**INTERNAL INSPECTION HIGHLY RECOMMENDED**

**Accommodation Comprising:** (Featuring stripped original pine internal doors and gas central heating. Triple glazing to the front/roadside elevation).

**Ground Floor:**

**Entrance Vestibule:** Tiled floor, centre light.  
4'10 x 3'5  
(1.47m x 1.04m)

**Reception Hall:** Open feature staircase with pantry cupboard under, feature archway, tiled floor, centre light.  
10'6 x 3'5 min plus staircase  
(3.20m x 1.04m min)



**Lounge:** Feature exposed stone wall incorporating twin arches alcoves and fireplace housing multi-fuel stove, cornice, radiator, TV point.  
11'11 x 10'2  
(3.63m x 3.10m)

**Dining Room:** Stone open fireplace, built in panelled pine doored cupboards, feature exposed floorboards, centre light, radiator, telephone point.  
11' x 10' approx  
(3.35m x 3.05m approx)



**Lounge**



**Dining Room**

**Breakfast Kitchen:**

10'4 x 9'  
(3.15m x 2.74m)

Fitted cupboards and units incorporating inset 1½ bowl stainless steel single drainer sink unit with mixer tap, oven recess, fridge recess and work surfaces with tiled splash backs, halogen centre light track, stable style back door. Tiled flooring, built in storage cupboard, radiator, discreet electric meter cupboard.



**Inner Hall:**

10'10 x 3'4 min  
(3.30m x 1.02m min)

Tiled floor, 2 x centre lights.

**Utility Room:**

8' x 5'2  
(2.44m x 1.57m)

Belfast sink with hot and cold water , painted tongue and groove dado, plumbed for auto washer, fitted shelves, wall mounted "IDEAL W 2000" gas boiler providing central heating and hot water, tiled floor, centre light.



**Integral Garage:**

25'1 x 11'1 max  
(7.65m x 3.38m max)

Up and over door, lighting installed, rear personell door.

**First Floor:**

**Landing:**

Large ¼ landing window giving abundance of natural light to staircase, centre light, smoke detector.



**Bathroom:**

8'10 x 8'  
(2.69m x 2.44m)

3 piece bath suite comprising free standing antique claw foot style bath, low flush wc, pedestal wash basin and tiled shower cubicle. Airing/cylinder cupboard with immersion heater, painted pine tongue and groove dado, centre light track, radiator.



**Bedroom 1:**

14'2 x 12'  
(4.32m x 3.66m)

Feature original cast iron open fireplace, radiator, centre light, telephone point.



**Bedroom 2:**  
11'11 x 10'  
(3.63m x 3.05m)

Feature original cast iron open fireplace, shelved recess, radiator, centre light, TV point.



**Bedroom 3:**  
10'5 x 9'1  
(3.18m x 2.77m)

Radiator, centre light, telephone point (broadband connected).



**Outside:**

**Front:** Crazy paved frontage with low stone walled boundary and concreted **garage forecourt/car standing.**

**Side:** Gated side access path leading to/from front of house.

**Rear:** Lovely enclosed paved patio 18' x 11' approx plus small lawned garden area with herbaceous borders and brick built storage building 9'11 x 8' approx internal measurement.



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

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

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

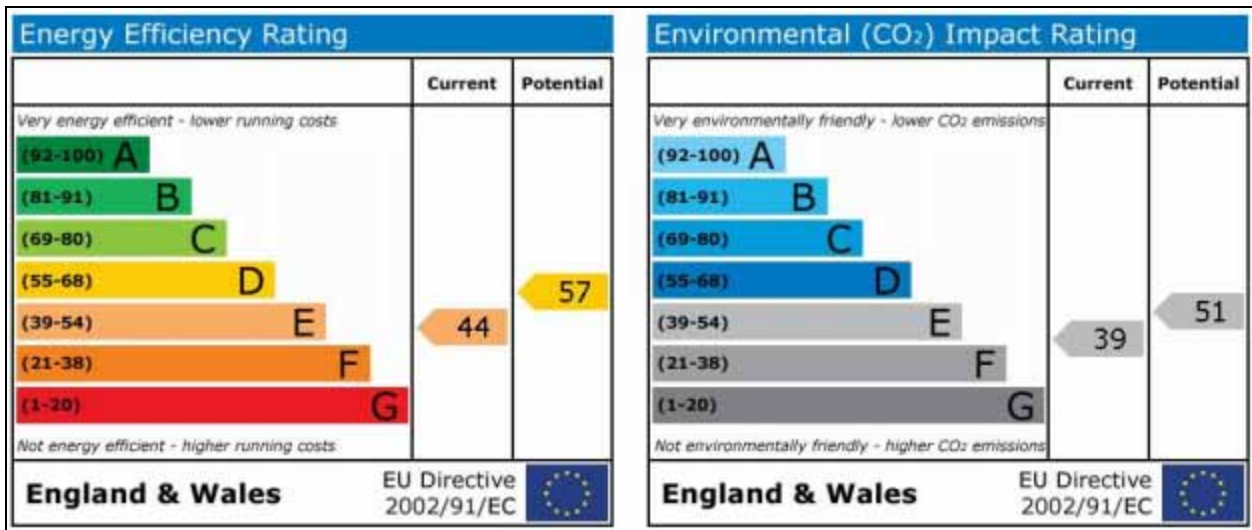
**Solicitors:** Oglethorpe Sturton & Gillibrand, Station Road, High Bentham, Nr Lancaster, LA2 7LH. Tel: 015242 61212.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

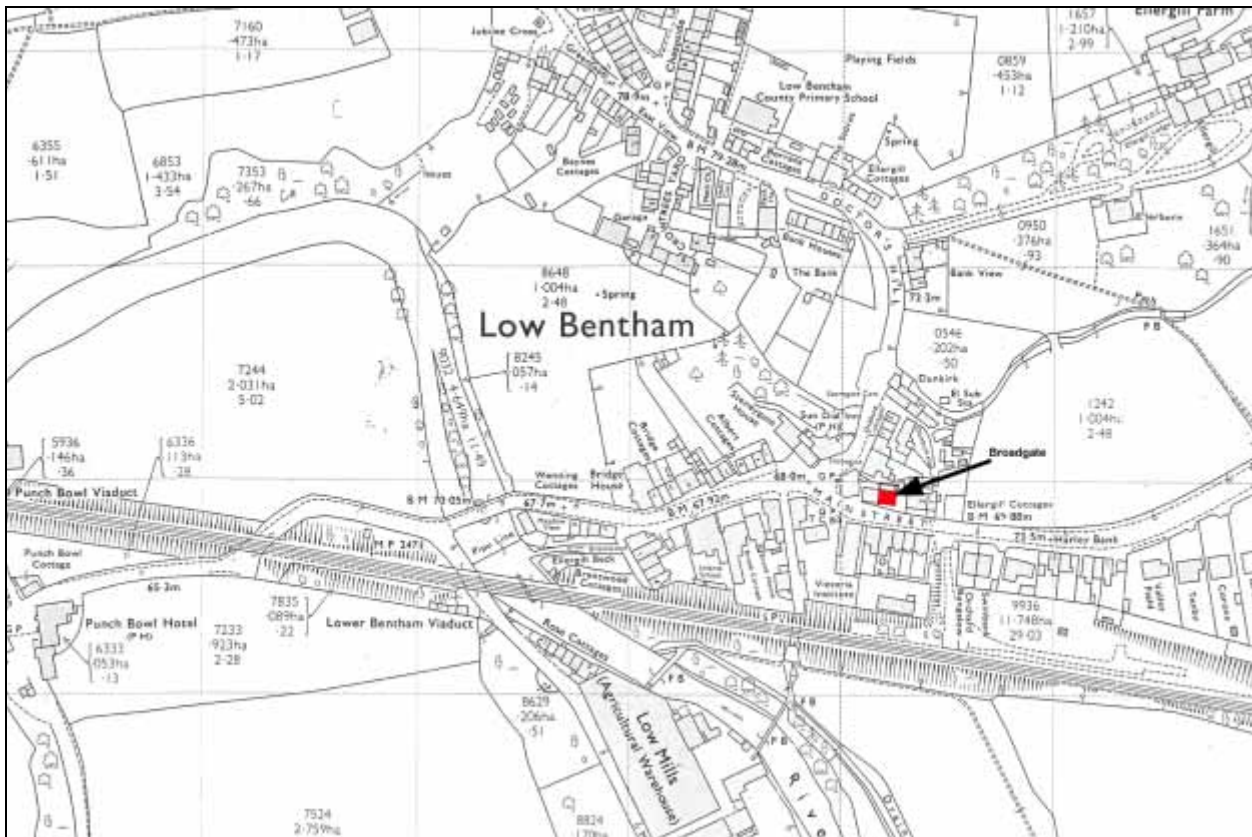
**Through whom all offers and negotiations should be conducted.**

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.

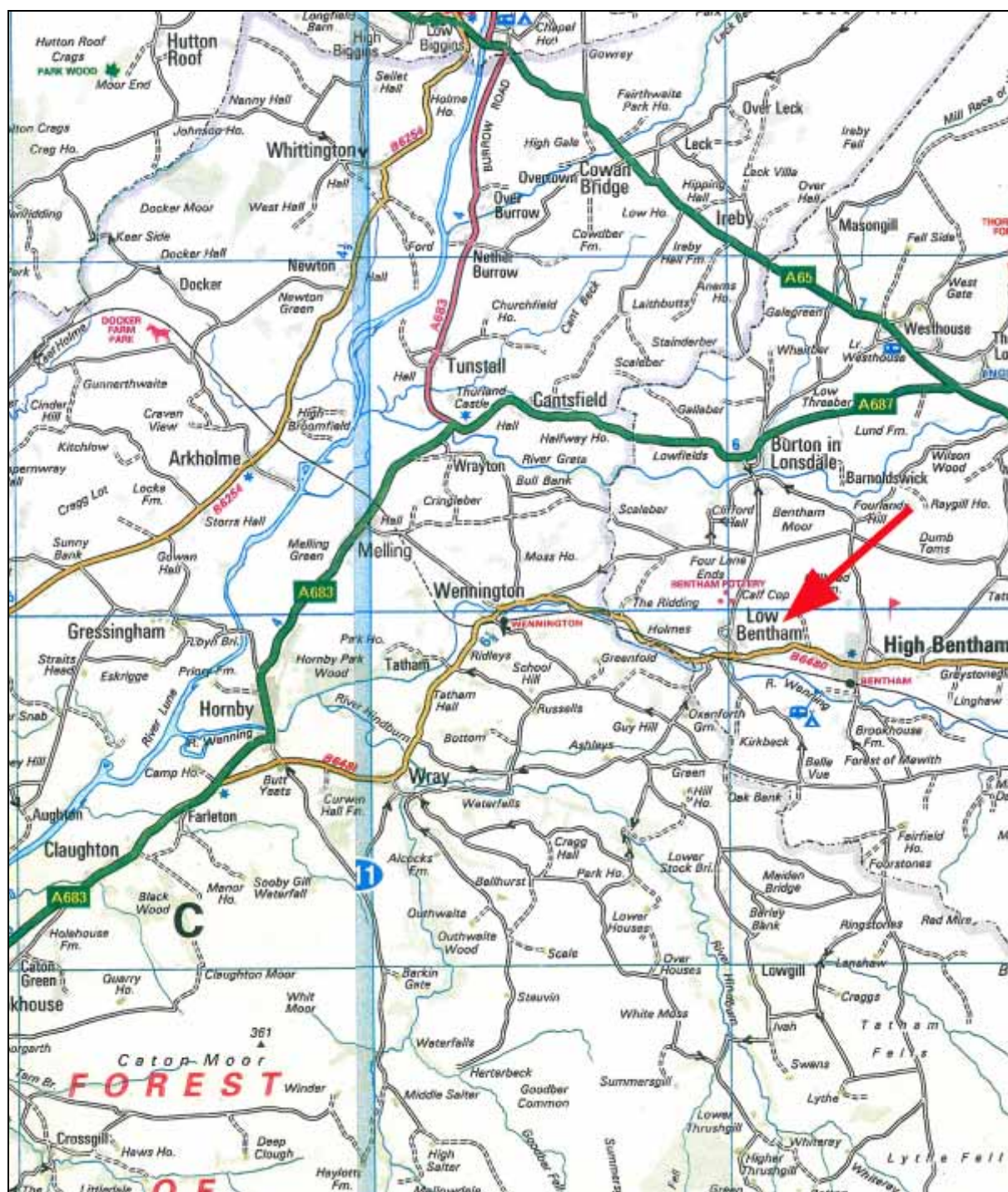
## Energy Performance Certificates



## Boundary Map



## Location Plan



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