

PC117

Substantial Semi-Detached Residence

KNOWN AS

Crosslands 14 Springfield High Bentham Nr Lancaster LA2 7BA



Price: £250,000 Region

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

An imposing traditional stone built semi-detached family residence ideally lending itself for some improvement extending to spacious 4 bedroom accommodation over 4 floors incorporating large dormer bedroom, 2 reception rooms, kitchenette, basement breakfast kitchen/utility, useful cellars, and gas fired central heating.

Externally the property enjoys a private driveway and a good sized lawned garden area incorporating a detached garage.

Being pleasantly situated towards the outer fringe of the popular market town of High Bentham within just a few minutes walking distance of Main Street shops and amenities and within only 15 miles commuting distance of Lancaster and the M6.

Kendal and the Lakes 20 miles, Skipton 25 miles,
Settle and the Yorkshire Dales National Park 12 miles approx.

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54

Accommodation Comprising:

(Gas fired central heating installed).

Ground Floor:

Front Porch:

Entrance Vestibule:

5'1 x 4'8
(1.55m x 1.42m)

Mosaic tiled floor, cornice.

Reception Hall:

14'3 x 5'1
(4.34m x 1.55m)

Feature cornice and moulded corbels, open feature staircase, cloaks rail, radiator.



Lounge:

15'2 x 14'8 min
(4.62m x 4.47m min)

Plus window bay 6'10 x 3'8.

Tiled open fireplace with Edwardian wood surround and mantel, cornice, ceiling rose, centre light, 2 x radiators, TV point.

Dining Room:

13'11 x 12'9
(4.24m x 3.89m)

Tiled open fireplace, delft rails, built in display cupboard and storage cupboard, centre light.



Lounge



Dining Room

Rear Sun Porch:

10'4 x 6'8
(3.15m x 2.03m)

Fitted plant shelves, wall light, outside door.

Kitchenette:
6'2 x 4'7 approx
(1.88m x 1.40m approx)

5'10 x 2'5 approx (1.78m x 0.74m approx)
Stainless steel single drainer sink unit, centre light, **pantry cupboard recess.** Steps down to:-



Basement Kitchen:
15'7 x 12'10
(4.75m x 3.91m)

Fitted pine cupboards and units incorporating stainless steel single drainer sink unit, cooker recess, shelved recess and work surfaces with tiled splash backs, strip light, radiator, UPVC outside door.



Annex Cellar 1:
11'7 x 6'5
(3.53m x 1.96m)

Wall mounted "Vaillant" boiler providing central heating and hot water, sub floor automatic submersible pump, gas meter, centre light, power point installed.



L-Shaped Annex Cellar 2:
20'2 x 6'11 plus 7'9 x 7'3
(6.15m x 2.11m plus 2.36m x 2.21m)

Slate keeping shelf, fitted wall shelves, sash window, centre light power points installed.



First Floor:

Landing:
14'9 x 6'3 inc stairs
(4.50m x 1.91m inc stairs)

2 x centre lights.

Bathroom:
9'4 x 5'5
(2.84m x 1.65m)

Panelled bath with over bath shower, wc and pedestal wash basin, linnen cupboard, centre light, radiator.

Bedroom 1:
13'4 x 9'9
(4.06m x 2.97m)

Picture rail, centre light, radiator.



Bedroom 2:
13'4 x 10'7
(4.06m x 3.23m)

Painted cast iron open fireplace, picture rail, vanity wash basin,
2 x centre lights, radiator.



Bedroom 3:
15' x 7'5
(4.57m x 2.26m)

Built in airing/cylinder cupboard with immersion heater, painted
cast iron open fireplace, picture rail, centre light, radiator.



Second Floor:

(Via enclosed staircase).

Large Dormer Attic Room:
20'11 x 20'4 max
(6.38m x 6.20m max)

UPVC sealed unit double glazing dormer window, access to
under eaves storage areas, centre light.



Outside:

Wrought iron gated private tarmac driveway (circa 80' long) and good sized lawned garden area (50' x 22' approx) with shrub borders incorporating **detached brick built garage 18'4 x 8'4** approx internal measurement (5.59m x 2.54m) with up and over door. Outside store/former wc.



Services:

Mains water, electricity, gas and drainage connected.

Tenure:

Freehold with vacant possession on completion.

Council Tax Band:

E (Verbal enquiry only).

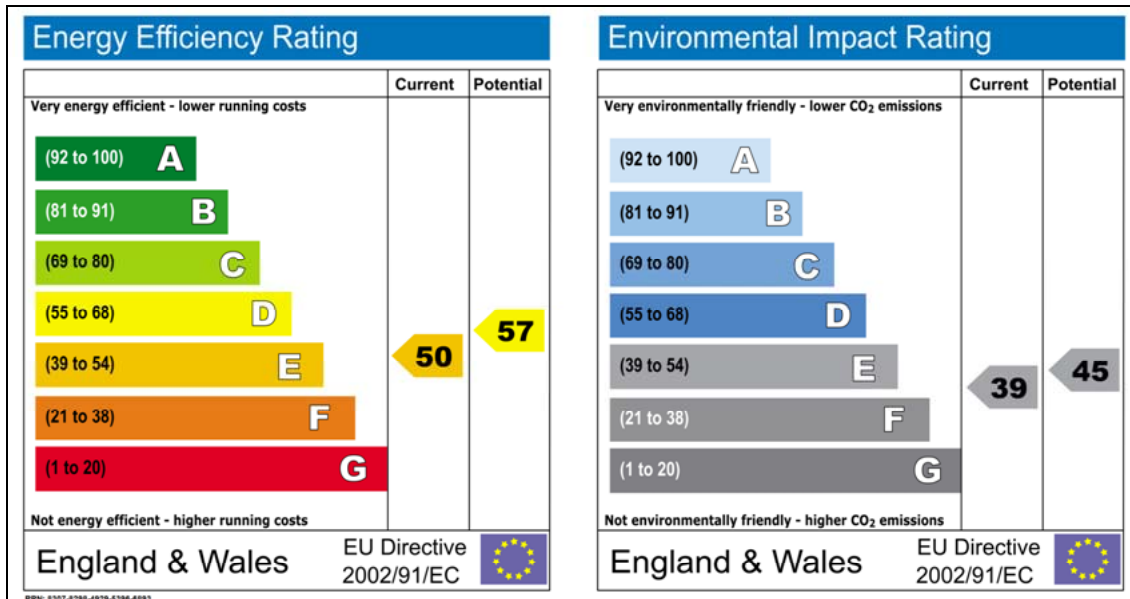
Solicitors:

GHP Legal, 37 – 39 Willow Street, Oswestry, SY11 1AQ.
Tel: 01691 659 194.

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.

Energy Performance Certificate

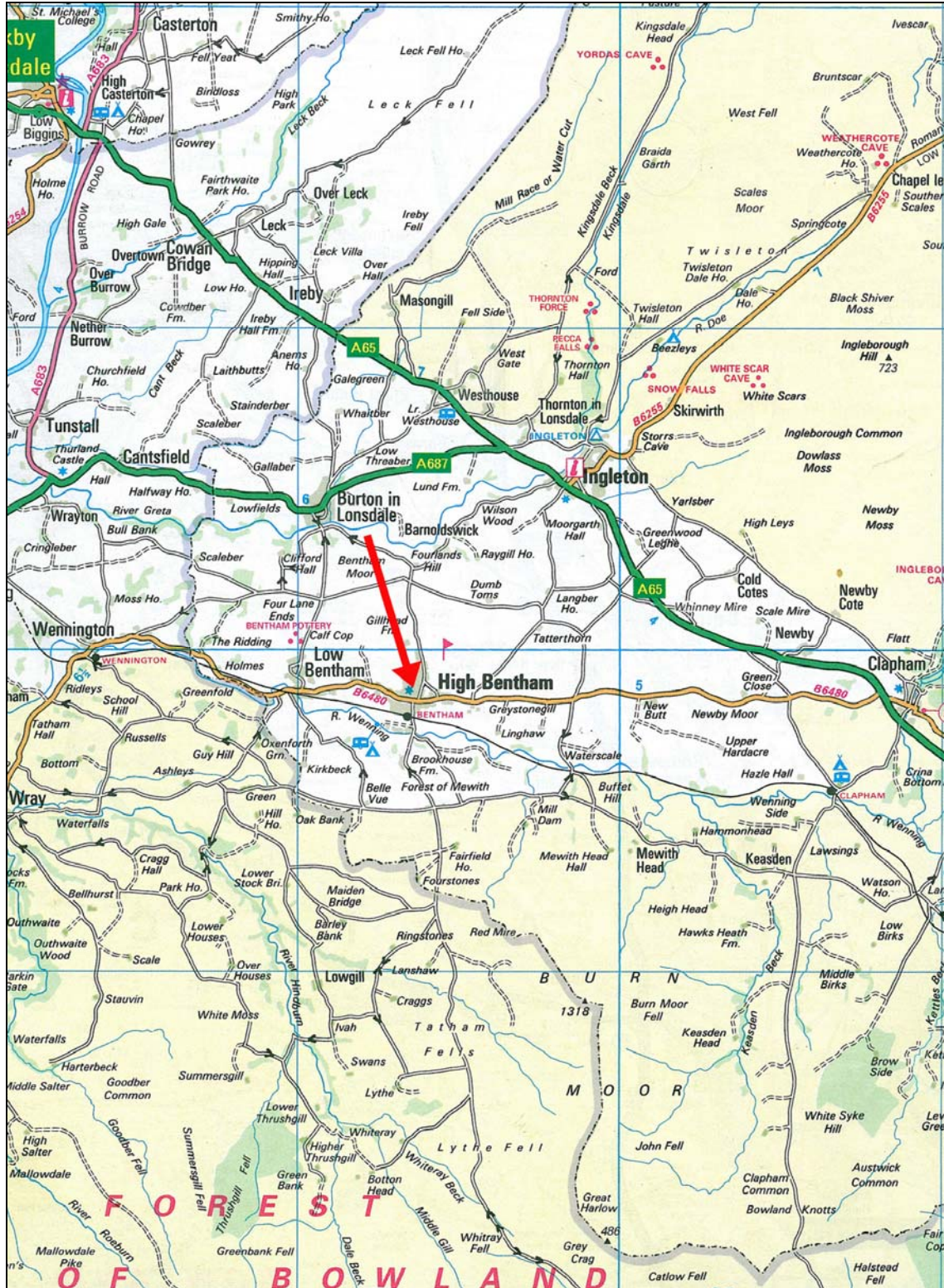


Title/Boundary Plan



Reproduced from the Ordnance Survey Plan with the permission of the Controller of H.M. Stationery Office.
Licence No. 100004708 FOR IDENTIFICATION PURPOSES ONLY (Not to Scale).

Location Plan



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.