

PF89 / RBP01715

1 BED GROUND FLOOR APARTMENT

Victoria Cottage

8 Main Street

Low Bentham

Nr Lancaster

LA2 7DU



Price: £82,500 Region

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

A traditional stone built double fronted ground floor 1 bedroomed apartment, an ideal first time buyer / investment property which has been tastefully renovated.

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.

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

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14 Moss End, Crooklands,
MILNTHORPE LA7 7NU

T: 015395 66800

F: 015395 66801

E: kendal@rtturner.co.uk

Accommodation Comprising: (Full UPVC sealed unit double glazing and gas central heating installed).

Hallway:
15'3 x 3'5
(4.65m x 1.04m)

Built in storage cupboard with centre light, cornice, centre light, radiator, smoke alarm.



Lounge:
12' x 10'6
(3.66m x 3.20m)

Painted stone recessed fireplace housing multi-fuel stove, built in storage cupboard, pine window shutters, centre light, radiator, TV point.



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

Modern fitted cupboards and units incorporating inset stainless steel single drainer sink unit with mixer tap, plumbed auto washer, free standing gas cooker with overhead extractor hood, fridge freezer and work surfaces, built in storage cupboard, mini halogen ceiling lighting, radiator, back door.



Bedroom:
12'1 x 10'2
(3.68m x 3.10m)

Arched recess with built in cupboard, cornice, centre light, radiator.



Shower Room:
9' x 7'10
(2.74m x 2.39m)

Shower cubicle, wc and pedestal wash hand basin, fitted chrome towel ladder, fitted mirror, centre light, radiator, electric shaver point, tiled floor, built in shelved linen cupboard housing "Worcester" gas fired combi boiler.



Outside:

Easy care gravelled frontage area. Right of way to the side and rear.

Services:

Mains electricity, gas and drainage connected. Metered mains water installed.

Tenure:

Freehold with vacant possession upon completion.
(Copy registered title available for inspection upon request.)

Council Tax Band:

(A) Verbal enquiry only.

Solicitors:

Finn Gledhill Solicitors, 1-3 Harrison Road, Halifax, West Yorkshire, HX1 2AG. Tel: 01422 330 000.

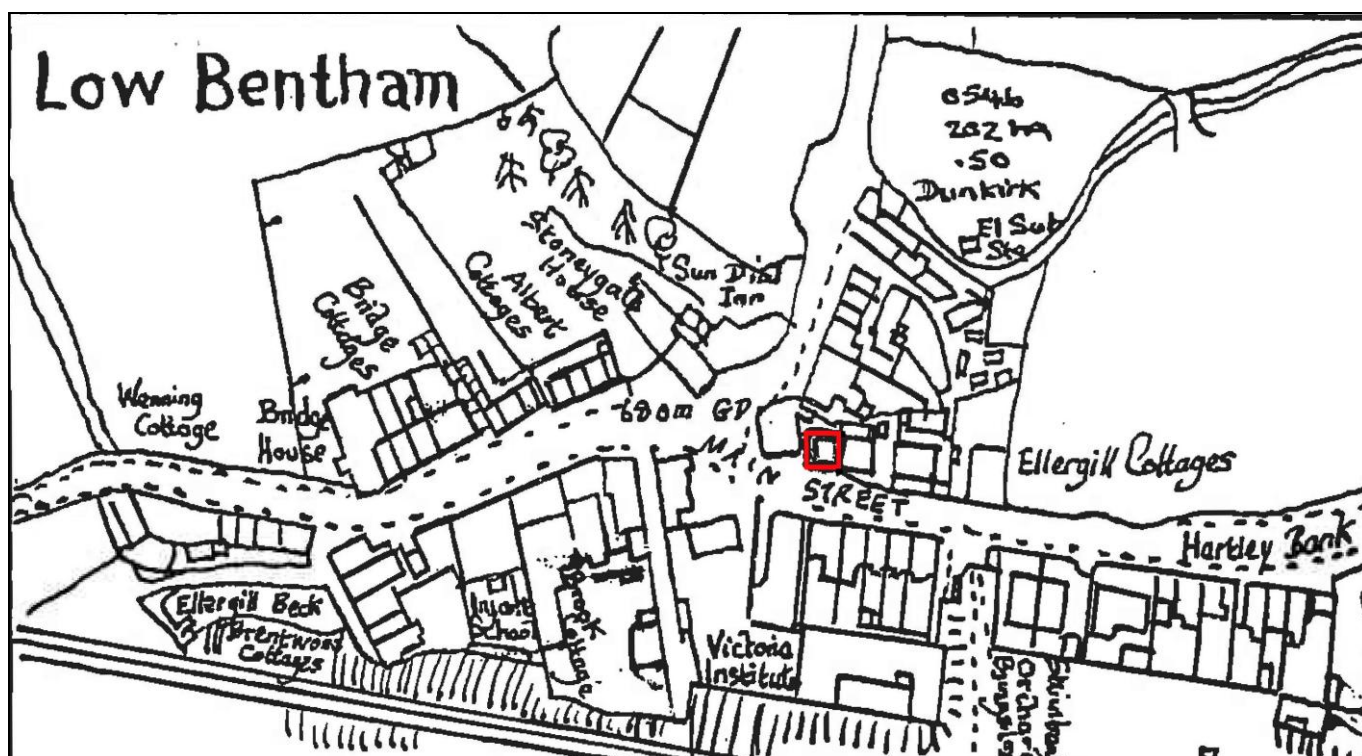
Agents:

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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|----------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | 61 | 62 | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |
| | | | |

Boundary Plan



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations all prospective purchasers will need to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and this must be returned with the tender submission.

Please Note: we will need to conduct a search via "Experian" to verify information provided however the Experian search will NOT involve a credit search.

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