

PG115

**Greenbank Bungalow**  
**Thickrash Brow**  
**Summerhill**  
**High Bentham**  
**Nr Lancaster**  
**LA2 7LT**



**Price: £315,000 Region**

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

An immaculate well maintained modern 4 bedroomed two storey bungalow style residence boasting full sealed unit double glazing, oil central heating, adjoining garage/utility, ample private forecourt parking and lovely gardens.

Situated in pleasant elevated location on the town outer fringe enjoying lovely rural views to the front and a mature woodland backdrop to the rear.

**INTERNAL INSPECTION HIGHLY RECOMMENDED**

Lancaster & The M6 - 15 miles, Settle & The Yorkshire Dales National Park 12 miles,  
Kendal & The Lakes 19 miles approx.

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**Accommodation Comprising:**

**Ground Floor:**

**Entrance Porch:**

5'11 x 5'11  
(1.80m x 1.80m)

Flagged floor, wall light.

**Reception Hall:**

18'9 x 5'11  
(5.72m x 1.80m)

Open feature staircase, maple laminate flooring, centre light, wall lights, radiator.



**Lounge Diner:**

**Lounge Area:**  
20'3 x 13'6  
(6.17m x 4.11m)

Feature open fireplace, leaded glass bay window giving lovely front garden and rural views, cornice, 2 x centre lights, 2 x radiators, TV point. Open archway to:-

**Dining Area:**  
13'6 x 6'5  
(4.11m x 1.96m)

French doors to front garden, cornice, centre light, radiator.



**Kitchen:**  
18' x 12'  
(5.49m x 3.66m)

Modern fitted cupboards and units incorporating inset 1½ bowl single drainer sink unit with mixer tap, built in electric double oven, electric hob with overhead extractor hood, **integrated freezer, fridge, dish washer** and work surfaces with tiled splash backs. Oak laminate flooring, mini halogen ceiling lighting, radiator, telephone point.



**Bathroom:**  
8'10 x 8'5  
(2.69m x 2.57m)

3 piece bath suite, shower cubicle, tiled dado, tongue and groove ceiling, wood laminate flooring, centre light, radiator, auto vent.



**Bedroom 1:**  
12'11 x 11'11  
(3.94m x 3.63m)

Lovely rear garden and woodland aspect, dado rail, centre light, radiator.



**Bedroom 2:**  
13' x 12'11  
(3.96m x 3.94m)

Lovely rural aspect, fitted bedroom units, centre light, radiator, TV point.



**First Floor:**

**Landing:**  
5'9 x 5'7  
(1.75m x 1.70m)

Wood laminate flooring, centre light.



**Bedroom 3:**  
12'11 x 10'4  
(3.94m x 3.15m)

Wood laminate flooring, wall lights, radiator, TV point.



**Bedroom 4:**  
10'78 x 8'6  
(5.03m x 2.59m)

Large Velux roof window, wood laminate flooring, centre light, under eaves storage area.



**Outside:**

**Adjoining Utility Room:**  
11'11 x 4'  
(3.63m x 1.22m)

Fitted porcelain sink, storage shelves and work surfaces with tiled splash backs, plumbed for auto washer and tumble dryer recess, quarry tiled floor, centre light, radiator. **Access to:-**



**Adjoining Garage:**  
18'11 x 12'  
(5.77m x 3.66m)

Up and over door, light and power installed, storage loft area, fitted wall cupboards, oil fired boiler and hot water cylinder providing full central heating and hot water.

**Front:**

Paved easy access ramp, paved paths and lovely manicured lawned garden area.  
Brick paviour private driveway/garage forecourt 35' x 30' approx.

**Rear:**

Generous sized lovely lawned garden area (*incorporating patios, trellis walkways, ornamental fishpond, seating harbour, paths, orchard area and greenhouse*) with attractive mature woodland backdrop.  
Screened oil central heating tank and wheelie bin area.



**Services:** Mains water, electricity and drainage connected. Oil fired central heating installed.

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

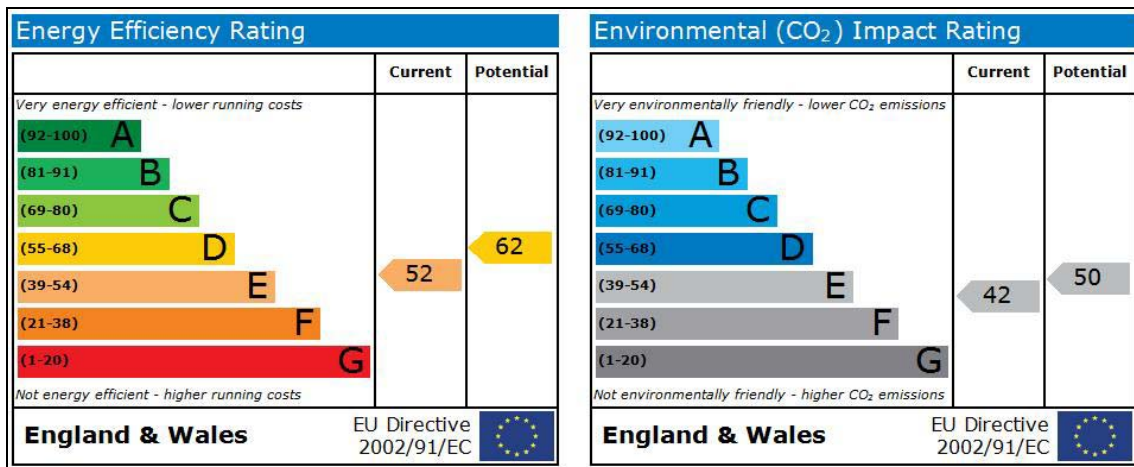
**Council Tax Band:** (F) Verbal enquiry only.

**Solicitors:** Goad & Butcher Solicitors, Midland Bank Chambers, Market Place, Settle, North Yorkshire, BD24 9DR. Tel: 01729 823 500.

**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 (Not to scale)**



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