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**Healey Dene
Bentham Road
Ingleton
Carnforth
Lancashire
LA6 3HZ**



Price: Offers Invited Over £225,000

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

A lovely, light and airy, well presented detached 2 bedroomed true bungalow affording full sealed unit double glazing, oil central heating and generous easy care grounds incorporating detached garage, ample private parking and annexed orchard/hen pen which could alternatively be utilised as additional terraced garden area if preferred.

Conveniently situated on the outer fringe of Ingleton within only a few minutes of local shops and amenities.

Accommodation Comprising:

Reception Hall:
12'4 x 6'2
(3.76m x 1.88m)

Wood laminate flooring, centre light, radiator, telephone point.



Lounge:
15'4 x 12'4
(4.67m x 3.76m)

Feature fireplace housing live fuel effect electric fire (*N/B This fireplace has a proper chimney which could be utilised if so desired*), wood laminate flooring, dual aspect windows, centre light, TV point, telephone point.



Kitchen:
12'9 x 9'11
(3.89m x 3.02m)

2 windows and glazed panel door giving lovely rear garden aspect. Modern fitted dining kitchen incorporating inset stainless steel single drainer sink unit with mixer tap, built in electric oven, electric hob with extractor hood, fitted fridge, plumbed auto washer recess and work surfaces with tiled splash backs. Wood laminate flooring, centre light fitting, radiator, outside door.



Bathroom:
9'9 x 4'10
(2.97m x 1.47m)

Modern 3 piece bath suite incorporating over bath shower, heated towel rail, extractor vent, wood laminate flooring, 2 fully tiled walls, centre light.



Walk In Boiler/Airing Cupboard:
6'11 x 2'4
(2.11m x 0.71m)

Housing oil fired boiler providing full central heating and hot water, centre light fitting, shelves.

Bedroom 1:
12'4 x 11'3 min
(3.76m x 3.43m min)

Picture window giving lovely rural aspect. Built in wardrobes, centre light, radiator, TV point.



Bedroom 2:
13'2 x 8'6 min
(4.01m x 2.59m min)

Picture window giving lovely rear garden aspect. Built in wardrobes, wood laminate flooring, centre light, radiator, TV point.



Outside:

Front: (Southerly Aspect)

Private wrought iron gated driveway and attractive easy care garden frontage.

Westerly Side:

Continued tarmac driveway/parking (circa 75' x 10' width).

Easterly Side:

Pathway.

Rear: (Northerly Aspect)

Generous neat lawned garden area incorporating **detached single garage** 16' 10 x 8' 10 approx (external measurements) with up and over door and having oil central heating tank, light and power installed, **paved patio**, attractive sun decking with arbour (*insitu pigeon loft/timber storage shed 18' x 9' available by negotiation*), dog run 15' x 8' approx and tarmac pathways and concrete steps leading down to **hen pen area** measuring circa 50' x 44' approx presently divided into several hen runs and orchard area (*insitu 12' x 8' timber cabin available by negotiation*).

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.

Services:

Mains water, electricity and drainage connected.

Tenure:

Freehold with vacant possession on completion.

Council Tax Band:

D (verbal enquiry only).

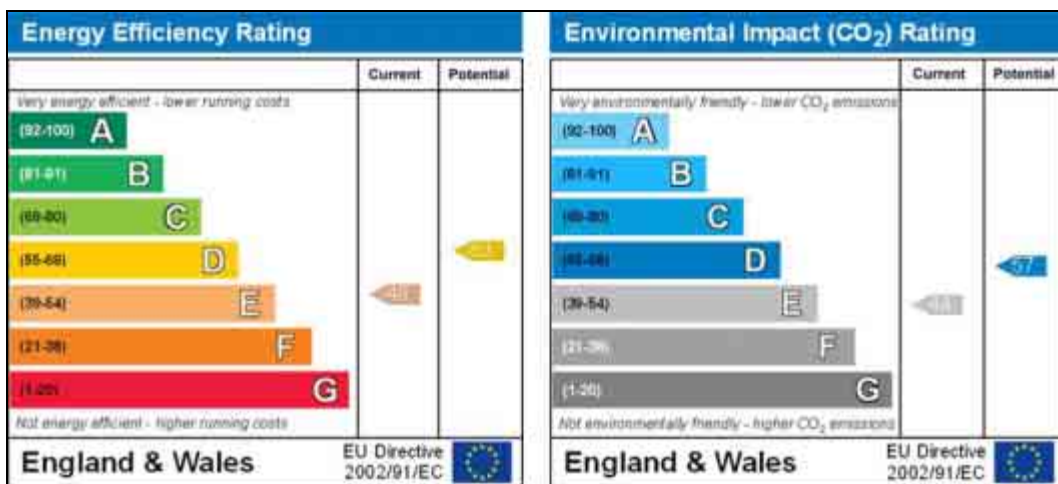
Solicitors:

David Gall. Fulford House, Town Foot, Hawes, DL8 3NN. Tel: 01969 667 171.

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



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