

For Sale by Private Treaty

PL327

**Lyndene
5 Main Street
Low Bentham
Nr Lancaster
LA2 7BX**



Price: Offers Invited Over £155,000

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

Comprising a traditional stone built mid terrace cottage with generous 3 bedroomed accommodation incorporating 2 good sized reception rooms, sun room/utility extension, ground floor w.c, gas central heating, majority sealed unit double glazing and a pleasant rear garden with patio area and garden shed.

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.

Accommodation Comprising:

Ground Floor:

Entrance Vestibule:

5'6 x 3'3

(1.68m x 0.99m)

Cloaks rail, gas meter, glazed inner door to:-

Hallway:

11'5 x 5'5 inc stairs

(3.48m x 1.65m inc stairs)

Open staircase, centre light, smoke alarm, central heating room stat.

Open Plan Living Kitchen:

Lounge Area:

14'5 x 11'1 approx

(4.39m x 3.38m approx)

Comprising gas fire with back boiler providing central heating and hot water, built in cupboards, glazed panel sliding doors to dining room and rear sun lounge/utility, centre light, radiator, TV point, telephone point.



Kitchen Area:

14'6 x 5'3 max

(4.42m x 1.60m max)

Comprising fitted base and wall units incorporating stainless steel single drainer sink unit, breakfast bar and gas cooker recess, strip light, fitted shelf.

Dining Room:

14'5 x 11'1

(4.39m x 3.38m)

Tiled fireplace housing living flame gas fire, ceiling coving, centre light, radiator, double glazed window.

Rear Sun Lounge/Utility:

10'1 x 7'8

(3.07m x 2.34m)

Full height floor to ceiling picture window pleasantly over looking rear garden, plumbed for auto washer, fitted wall cupboard, glazed panel outside door, strip light.



Annex W.C:
6'10 x 2' approx
(2.08m x 0.61m approx)

With extractor vent, centre light.

First Floor:

Landing:
10'10 x 2'10
(3.30m x 0.86m)

Centre light.

Bedroom 1:
14'5 x 12'7
(4.39m x 3.84m)

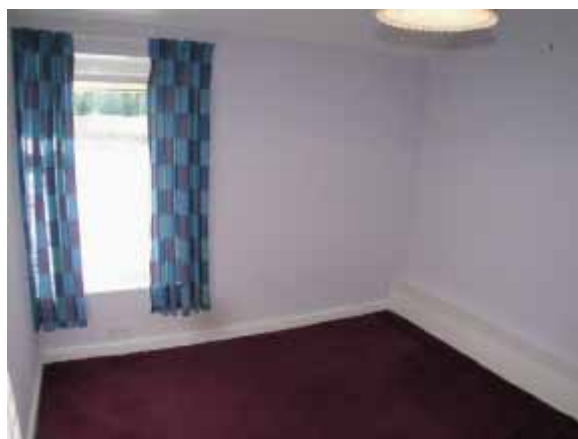
Being of sufficient generous size to offer en-suite potential if so desired. Built in wardrobe 5'2 x 2'11 (1.58m x 0.89m), centre light, radiator, double glazed window.

Bedroom 2:
13'4 x 7'6
(4.06m x 2.29m)

Centre light, radiator, double glazed window.



Bedroom 1



Bedroom 2

Bedroom 3:
9'4 x 8'5 min
(2.84m x 2.57m min)

Centre light, radiator, double glazed window.

Bathroom:
7'8 x 6'6
(2.34m x 1.98m)

3 piece bath suite incorporating “Redring Super 7x” over bath shower, tiled splashbacks, airing/cylinder cupboard with immersion heater, centre light, fitted vanity cupboard.



Bedroom 3



Bathroom

Outside:

Front: Pavement frontage.

Rear: Pleasant lawned garden area 30' x 20' approx (9.14m x 6.10m) incorporating central concreted path, paved patio area, new 8' x 6' approx (2.44m x 1.83m) timber garden shed, dustbin area and right of way on foot around end of terrace.



Services: Mains water, electricity, gas and drainage connected. Public car park in near vicinity.

Tenure: Freehold with vacant possession on completion.

Council Tax Band: B (verbal enquiry only).

Solicitors: Derek M Jordan Solicitors, Station Road, High Bentham, Nr Lancaster, LA2 7LH. Tel: 015242 61254.

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.

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