

PM154 / RBP02072

For Sale by Private Treaty

**Martondale
Thornton-In-Lonsdale
Ingleton, Carnforth
Lancashire
LA6 3PD**



Price: FURTHER REDUCED to £235,000 Region

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

An attractive detached spacious 3 bed roomed bungalow built of stone and pebble dashed under a tiled roof, having full sealed unit double glazing. Lawned garden with shrubs and to the front paved area across the access to the double garage and flower border.

The property is situated in the Hamlet of Thornton-In-Lonsdale being in walking distance of the public house and church.

1 mile from the A65 Kendal / Skipton truck road and the Yorkshire Dales village of Ingleton.

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:

Entrance Porch:	Leaded glass door.
Hallway:	Airing/cylinder cupboard, water tank storage cupboard, centre light, radiator.
Living Room: 17'9 x 13'9 (5.40m x 4.18m)	Gas fire, 2 x centre lights, radiator, telephone point.
Kitchen Diner: 17'8 x 11'11 (5.39m x 3.63m)	Fitted wall cupboards and work surfaces and 1½ bowl sink unit with mixer tap, electric cooker, "Bosch" dish washer, strip light, centre light, radiator. Back door.
WC:	
Utility Room: 9'3 x 7'7 (2.83m x 2.30m)	Centre light.
Bathroom:	Wash hand basin, bath with overhead shower, centre light, radiator.
Bedroom 1: 12'9 x 10'5 (3.89m x 3.16m)	Fitted wardrobes, centre light, radiator.
Bedroom 2: 13' x 10'5 (3.95m x 3.18m)	Centre light, radiator.
Bedroom 3: 13'6 x 9'5 (4.11m x 2.88m)	Centre light, radiator.
<u>Outside:</u>	Paved area to the front; lawned garden with flower border to the side and rear. Adjacent to the property concrete block double garage 18' x 15' (5.49m x 4.57m) with adjacent flower border, calor gas tank located within garden area.



Services: Mains water and electricity, calor gas central heating, private drainage.

Tenure: Freehold with vacant possession upon completion. The property is sold subject to any existing rights of way.

Council Tax Band: (F) Verbal enquiry only.

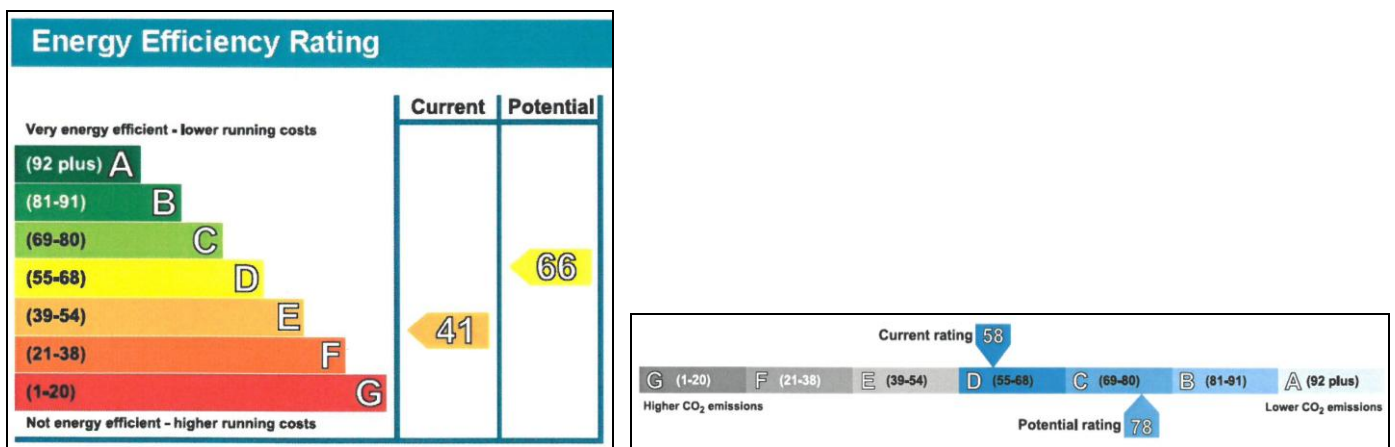
Solicitors: Goad & Butcher Solicitors, Midland Bank Chambers, Market Place, Settle, North Yorkshire, BD24 9DR. Tel: 01729 823 500.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

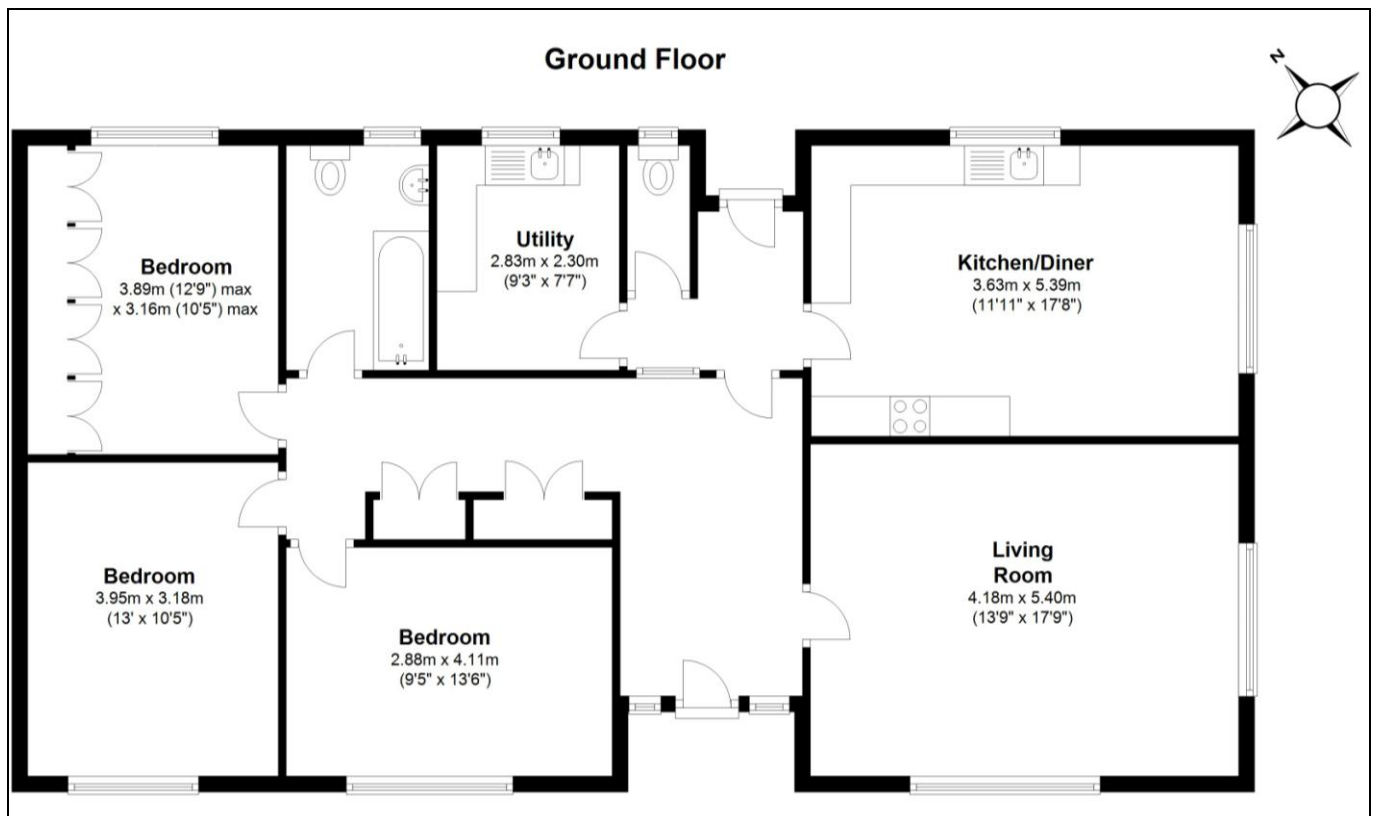
Through whom all offers and negotiations should be conducted.

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

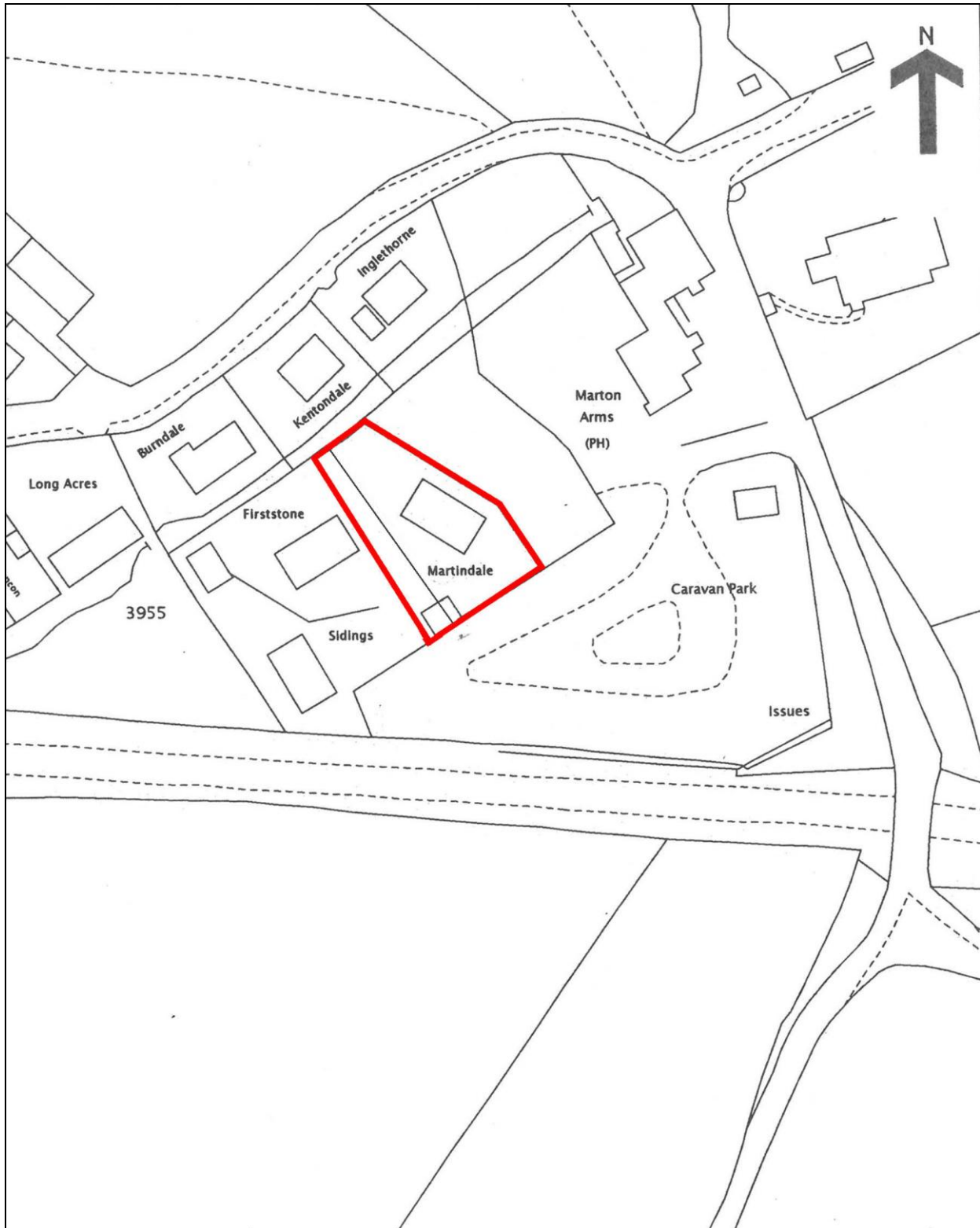


Floor Plan



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Boundary 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.