

PM104

**The Manse
22 Station Road
High Bentham
Nr Lancaster
LA2 7LF**



Price: Offers Invited In Writing In The Region Of £225,000
Insitu carpets and curtains included in sale

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

Traditional stone built semi-detached spacious family residence incorporating 2 reception rooms and 5 bedrooms over 3 floors together with having useful basement cellars, gas central heating, majority UPVC sealed unit double glazing, garage, rockery garden to the front and enclosed lawned garden with vegetable plot to the rear.

Being conveniently situated within close vicinity of Main Street shops and amenities and within only 15 miles commuting distance of Lancaster and The M6.

Accommodation Comprising:

(Majority UPVC sealed unit double glazing and gas fired central heating installed).

Ground Floor:

Entrance Hall:
16'6 x 5'2
(5.03m x 1.57m)

Feature pitch pine open staircase, moulded coving centre light, 2 x radiators, telephone point.

Dining Room:
13'1 x 12'11
(3.99m x 3.94m)

Gas fire, built in cupboard and display shelves, moulded coving centre light, 2 x radiators, Sky TV point.



Entrance Hall



Dining Room

Kitchen:
12'11 x 6'
(3.94m x 1.83m)

Fitted base and wall cupboards incorporating inset stainless steel single drainer sink unit, gas cooker recess, fridge recess and work surfaces with tiled splash backs, strip light.

Pantry:
6'5 x 3'6
(1.96m x 1.07m)

Fitted cupboard, centre light. Access to Cellar:-

Basement Cellars:
18'6 x 16'6 overall
(5.64m x 5.03m overall)

Principally comprising 3 rooms and housing "Vaillant" gas boiler (approx 5 years old) providing central heating and hot water. Porcelain sink, slate keeping shelves, gas meter.



Kitchen



Basement Cellars

Utility Room:
6'7 x 4'10
(2.01m x 1.47m)

Plumbed for auto washer, centre light, radiator, back door.

WC:
6'7 x 2'10
(2.01m x 0.86m)

With wash basin, centre light.

Lounge:
13'2 x 12'6
(4.01m x 3.81m)

Window Bay 7' x 4' (2.13m x 1.22m). Tiled fireplace with wood surround housing gas fire, moulded ceiling centre light, radiator.



Utility Room



Lounge

First Floor:

Landing:
19'11 x 6'1
(6.07m x 1.85m)

Centre light.

Front Bedroom 1:
12'9 x 12'7
(3.89m x 3.84m)

Picture rail, centre light, radiator, telephone point.

Bathroom:
10'5 x 5'9
(3.18m x 1.75m)

3 piece bath suite with electric over bath shower and curtain, tiled splash backs, centre light, radiator..



Front Bedroom 1



Bathroom

Bedroom 2:
13'4 x 10'5
(4.06m x 3.18m)

Lovely long distance rural views.
Airing/cylinder cupboard with immersion heater, electric fire,
picture rail, centre light, radiator, telephone point.

Bedroom 3/Study:
12'9 x 7'2
(3.89m x 2.18m)

Fitted book shelves, picture rail, centre light, radiator, telephone
point.



Bedroom 2



Bedroom 3/Study

Second Floor:

(Via enclosed staircase).

Dormer Bedroom 4:
19'9 x 8'3
(6.02m x 2.51m)

Under eaves storage area, dormer window.

Bedroom 5:
13'2 x 9'6
(4.01m x 2.90m)

Velux roof window, wall light, radiator, annex walk in storage
cupboard (en-suite potential) 9'6 x 6'5 (2.90m x 1.96m), wall
light.



Outside:

Front: Garden area and path.

Side: Shared tarmac vehicular right of way.

Rear: Semi-detached prefabricated garage 17'5 x 10'8 internal measurement (5.31m x 3.25m) with up and over door, enclosed lawned garden area incorporating vegetable plot.
(Rear of the property is subject to neighbours pedestrian/service right of way).



Services: Mains water, electricity, gas and drainage connected.

Tenure: Freehold with vacant possession on completion.

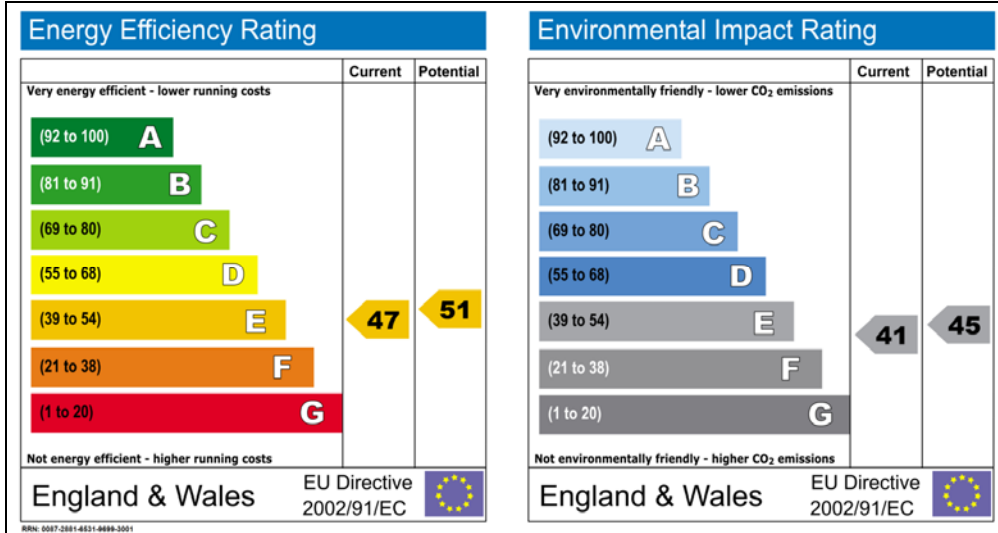
Council Tax Band: D (verbal enquiry only).

Solicitors: Heelis Solicitors, Shire Hall, Appleby-in-Westmorland, Cumbria, CA16 6XN. Tel: 017683 51591. Fax: 017683 52057.

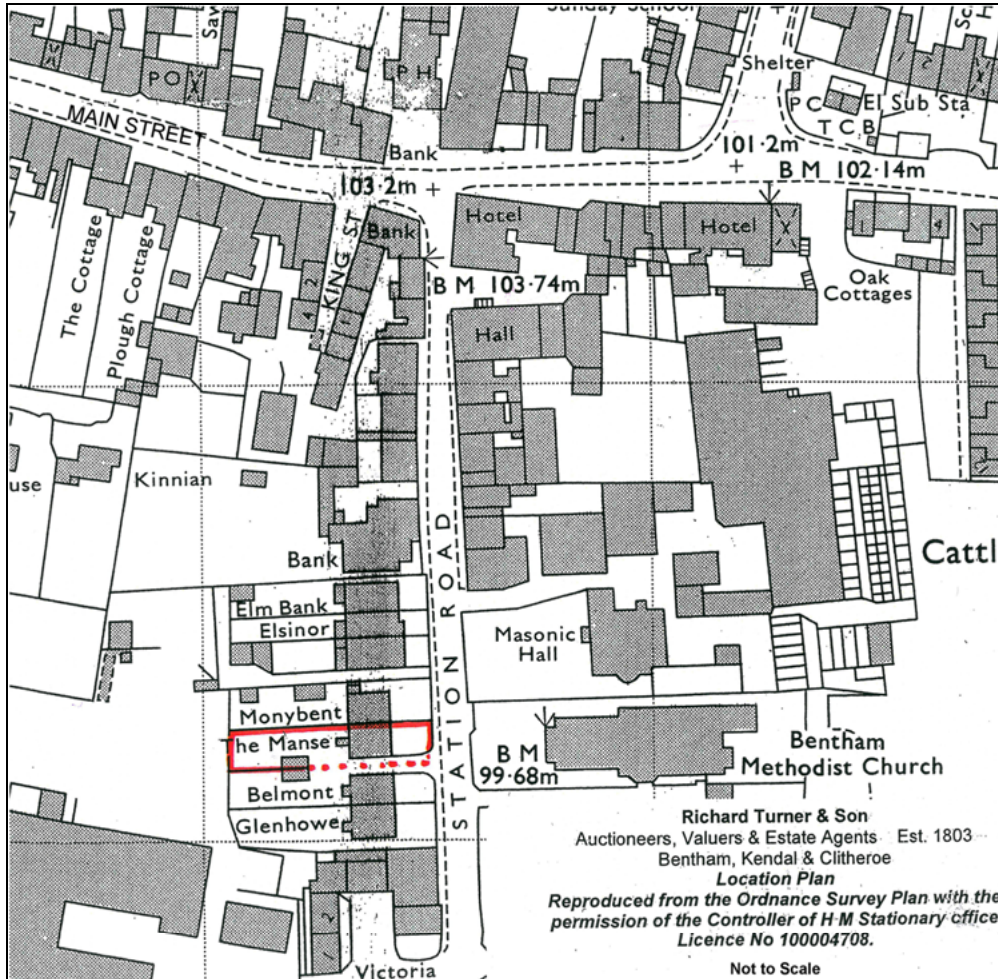
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

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



Boundary Plan



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