

PW158 / RBP02059

DRAFT

**Wyngarth
33 Goodenber Road
High Bentham
Nr Lancaster
LA2 7JD**



Price: £205,000 Region

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

A semi-detached improved 3 bedroom ideal family house conveniently positioned near to the centre of town offering full sealed unit double glazing, gas central heating, modern fitted kitchen incorporating a lovely open plan living/dining area, separate lounge, cloakroom, utility room, modern bathroom, private driveway with ample parking, L-shaped garage / workshop, and gardens to the front and rear.

Lancaster and the M6 – 15 miles, Kendal and the Lakes 19 miles,
Settle and the Yorkshire Dales National Park 12 miles approx.

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VAT Reg. No. 636 2413 54



Accommodation Comprising:

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

Ground Floor:

Open Front Entrance Porch

6'11 x 2'5
(2.11m x 0.61m)

Outside light

Reception Hall:

14'10 x 6'11 max. (inc. stairs)
(4.52m x 2.11m max)

Open feature pitch pine staircase, cornice, centre light, radiator.

Cloakroom:

3'10 x 3'6 max
(1.17m x 1.07m max)

WC and washbasin, fully tiled walls, tiled floor, wall lights.

Lounge:

14'1 x 12'1 max (inc window bay)
4.29m x 3.68m max

Wood surround fireplace housing live flame gas fire, picture rail, cornice, centre light, wall lights, radiator, TV point.



L-Shaped Dining Kitchen:

Kitchen Area:

18'6 x 8'7
(5.64m x 2.62m)

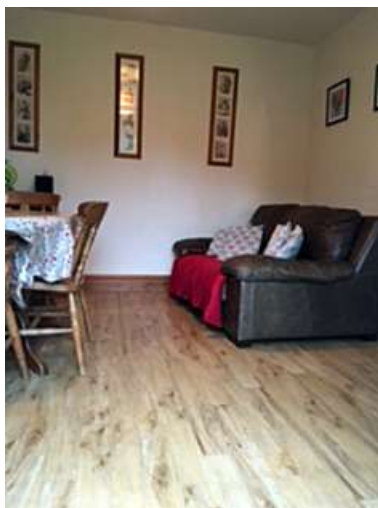
Fitted cupboards and units incorporating inset stainless steel 1½ bowl single drainer sink unit with mixer tap, "New World" electric oven range with 5 burner gas hob, overhead extractor hood, dish washer recess, upright fridge freezer housing and work surfaces with tiled splash backs. Pelmet lighting, mini halogen ceiling lighting.



Dining Area:

12'11 x 12' max
(3.94m x 3.66m max)

French doors to the rear patio, centre light, radiator, wall mounted TV point.



Utility Room/Side Porch:

10'7 x 4'4
(3.23m x 1.32m)

Plumbed for automatic washing machine, wall lights.

First Floor:

Landing:

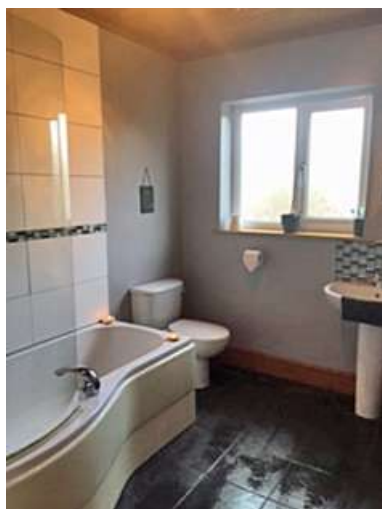
7'6 x 7'
(2.29m x 2.13m)

Centre light.

Bathroom:

8'6 x 6' 11
(2.59m x 2.11m)

Modern 3 piece bath suite incorporating "P" bath with electric shower and glass shower screen, tiled splash backs, heated towel ladder, pine tongue and groove ceiling, mini halogen centre light fitting.



Bedroom 1:

13' x 11'2"

(3.96m x 3.40m)

Picture rail, centre light, radiator.TV point.



Bedroom 2:

12'4 x 11'8 min

(3.66m x 3.56m min)

Fitted wardrobes, picture window overlooking rear garden, picture rail, centre light, radiator, TV point.



Bedroom 3:

8'6 x 7'6

(2.59m x 2.29m)

Centre light, radiator.TV point.



Outside:

Front: Private driveway and garden area.

Side: Private driveway/parking.



Rear: Paved patio, enclosed lawned garden area and **L-shaped Garage/Workshop** 25' x 8'9 + 12'7 x 9'10 (7.62m x 2.67m + 3.84 x 3.00m) with up and over door, side personnel door and having light and power installed.



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

Tenure: Freehold with vacant possession upon completion.

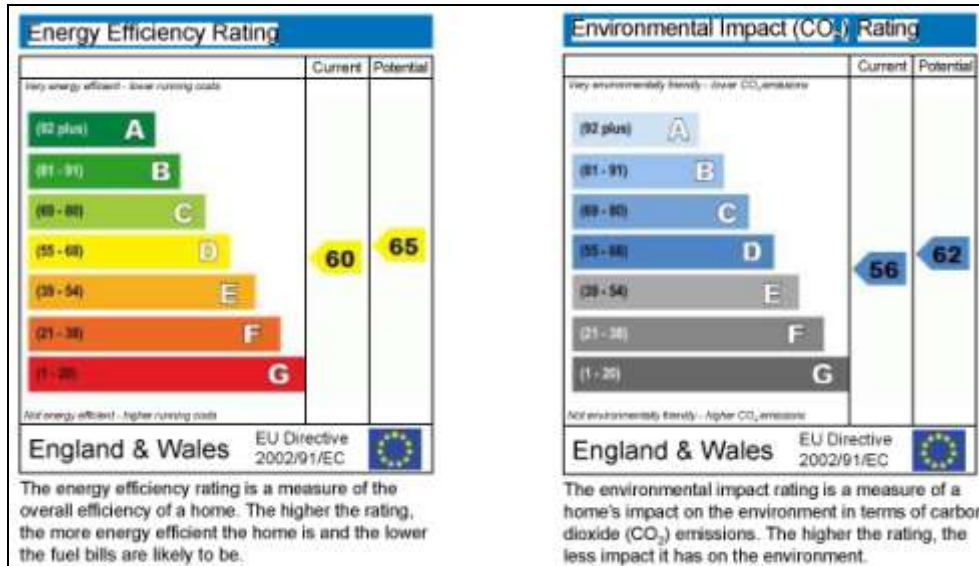
Council Tax Band: (C) Verbal enquiry only.

Solicitors: To be confirmed.

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.

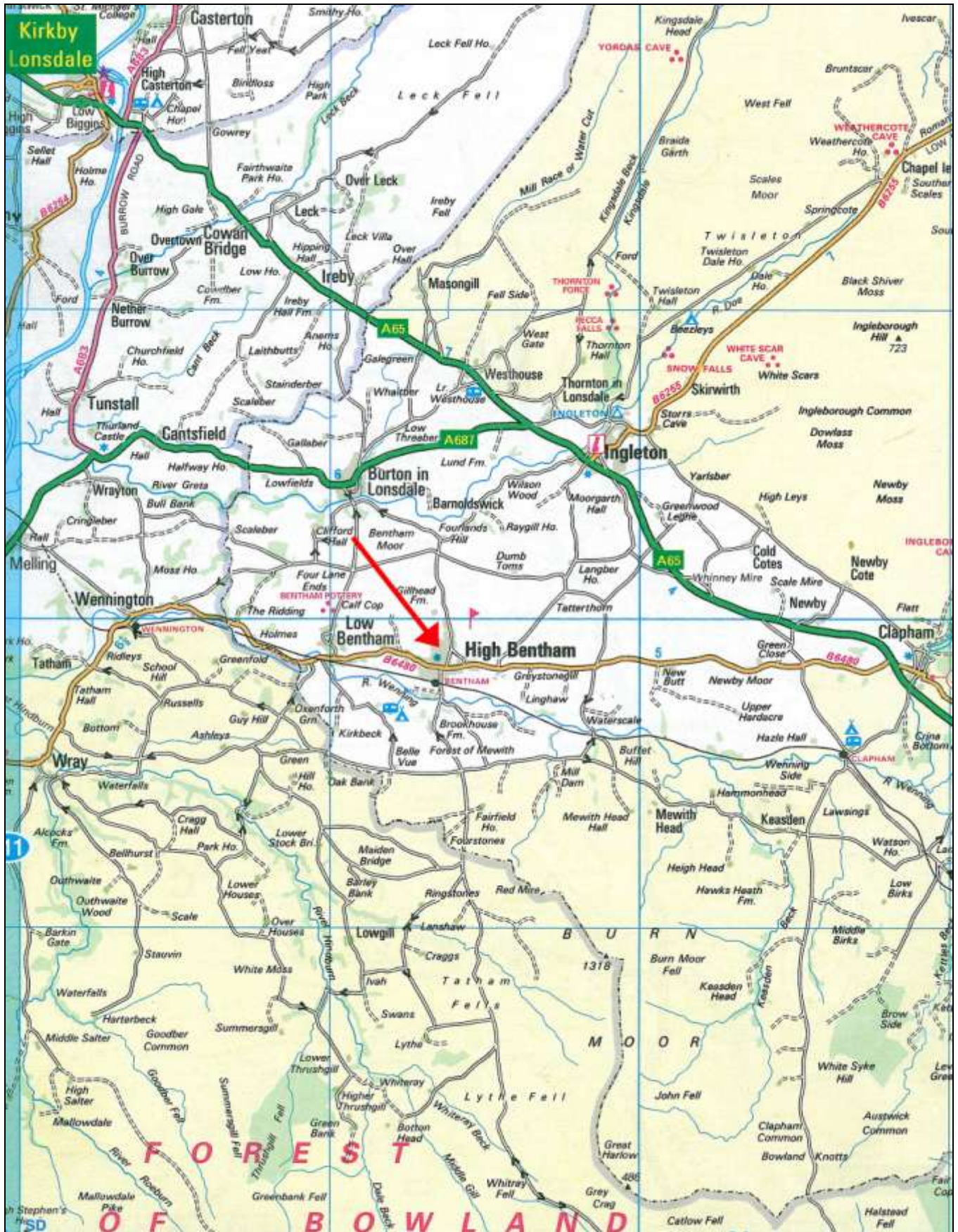
Energy Performance Certificate



Boundary Plan

Awaiting Plan

Location Plan



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