



# 14 Rushley Mount

Hest Bank | Lancaster | LA2 6EE

MATTHEWS  
BENJAMIN



# 14 RUSHLEY MOUNT

## HEST BANK

Within a large garden, this attractive detached bungalow is offered in neat and tidy order and ready to move into, however, courtesy of the generous plot and the existing loft room, there is great potential to develop the property further (subject to the necessary consents).

The front door opens to a large and central dining hall off which all rooms lead. The sitting room is lovely and light, thanks to a triple aspect and there are super views of Morecambe Bay and the fells beyond through the neighbouring properties. The dining kitchen has modern cream high gloss fronted cabinets, it too is light with a dual aspect and a most unusual wooden panelled ceiling. A sliding door leads out to the rear seating terrace where there is room to set up a table and chairs. Appliances comprise a Zanussi double oven and grill, NEFF electric hob with a Zanussi fan over, slimline Hotpoint dishwasher, Beko fridge freezer and an Indesit washing machine.

There are three good bedrooms, all doubles. The principal bedroom has a fitted wardrobe, a lovely view of the leafy back garden and an ensuite shower room. The bathroom is now ready for updating but would certainly set you on whilst you made your own selection.

A hatch and pull-down ladder in the dining hall provide access to the loft room; surprising spacious, it's clearly been used as an occasional bedroom in the past. There's a dormer window with a view to the back garden, a wash basin and some eaves cupboards. There's certainly scope to upgrade this room and provide an improved access more suitable for everyday use – an excellent opportunity.

Sitting in large gardens, outside the private concrete driveway runs alongside the front lawn garden with planted borders, a path extending to the front door. The drive extends past the property and opens to a generous parking area at the rear in front of the pair of single garages. The back garden offers an ample lawn with planted borders and a row of trees and shrubs along the rear boundary. It's wonderfully private and there is a seating area leading off the dining kitchen with a balcony having a wrought iron balustrade. Under the balcony is a useful covered storage area and access to the undercroft (with limited head height). Both garages have up and over doors, there's power in one and a connecting internal doorway between the two.





## LOCATION

Situated in the village of Hest Bank, Rushley Mount is a popular choice as it offers the advantages of a quiet neighbourhood with local village amenities backed up by all that the city of Lancaster has to offer, access to some great open countryside and convenient links to the wider road and rail network. Hest Bank has an active local community and a much sought after primary school in addition to a variety of sports clubs including tennis, football and bowling. Whether you like to walk, run or cycle, there are pleasant routes straight from the door, including a handy footpath direct to the canal's towpath.

Village amenities include a post office, cafes, pubs, a general store, hairdresser, pharmacy, dentist and beauty salon. Between them, the church with new hall and community village hall host a variety of clubs and interest groups. The town of Carnforth (3.9 miles) provides a wider range of facilities including four supermarkets (Booths, Tesco, Aldi and Co-Op), doctors, dentist and a train station which offers regular services to the West Coast mainline station at Lancaster making Manchester and London Euston (and all points in between) eminently commutable; there's also a highly convenient direct train service to Manchester Airport which saves on parking costs when you are jetting off. The city of Lancaster (4.1 miles) has a wide range of services and restaurants and an important consideration for family buyers, Hest Bank is also within catchment area for Lancaster Grammar Schools and the Ripley St Thomas CoE Academy. Motorway access is handy with J34 being 3.7 miles distant and J35, if travelling north, 5 miles away.

*The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.*







### DIRECTIONS

**what3words** [flukes.pupils.link](https://www.what3words.com/flukes.pupils.link)

Use the postcode **LA2 6EE** on Sat Nav with reference to the directions below:

Travel south along the Coastal Road (the A5105) heading towards Morecambe. After passing the railway crossing (on your right) and the collection of shops, turn left onto The Crescent and then immediately right onto Lonsdale Road. Continue as this becomes Rushley Mount. No.14 is on the left.

### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Vaillant boiler in the undercroft.

### BROADBAND

Ultrafast speeds potentially available from Openreach or Virgin Media of 1000 Mbps download and for uploading 100 Mbps.

### MOBILE

Indoor: EE, Three and O2 for both Voice and Data all classed as 'limited'. Vodafone 'limited' for Voice with no Data service available.

Outdoor: EE, Three, O2 and Vodafone all classed as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

### TENURE

Freehold

### INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as listed.

### PLEASE NOTE

A public footpath runs along the boundary to the north. This links to the path along the side of the Lancaster Canal.

### LOCAL AUTHORITY CHARGES

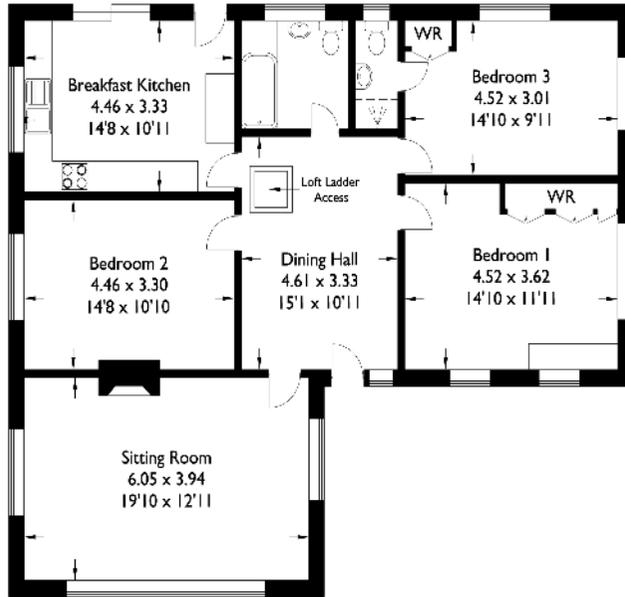
Lancaster City Council – Council Tax band E

### GUIDE PRICE

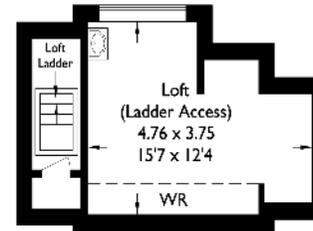
£495,000

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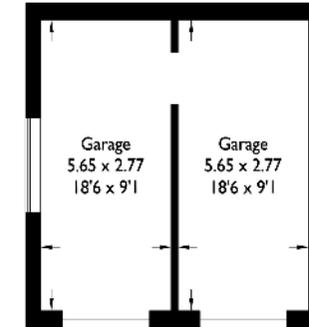
Approximate Gross Internal Area : 129.13 sq m / 1389.94 sq ft  
 Garage : 32.14 sq m / 345.95 sq ft  
 Total : 161.27 sq m / 1735.89 sq ft



Ground Floor



First Floor



Garage

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	69   C	
39-54	E		
21-38	F		
1-20	G		

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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