



2 Cherry Tree Cottages Grasmere Drive, Bentham, LA2 7JP **Offers In The Region Of £240,000**

A three bed mid terrace cottage in a central location in Bentham, offering spacious accommodation over two floors, benefitting from enclosed rear garden, garage and off road parking.

2 Cherry Tree Cottages

A spacious mid-terrace cottage tucked away off the main street of Bentham, offering spacious accommodation over two floors, consisting of vestibule leading to entrance hall, kitchen and open plan sitting dining room on the ground floor, with two double bedrooms, a spacious single bedroom and bathroom on the first floor. Externally there is garage and parking space, to the rear is an enclosed low maintenance garden with garage and parking to front.

Property Information

Freehold property. Council Tax Band C. EPC Rating D. All mains services. Broadband connection.

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Ground Floor

Vestibule 6'4" x 4'7" (1.94 x 1.42)

UPVC door to front, coir matting, storage cupboard, glass and timber panel, timber door to entrance hall.

Entrance Hall



Wood effect laminate flooring, radiator with cover, glass and timber panel, timber door to sitting room, stairs to first floor.

Kitchen 10'4" x 8'11" (3.16 x 2.72)



Wood effect laminate flooring, range of wall and base units, single stainless steel drainer sink, double electric oven, gas hob with extractor hood, space for fridge, double glazed windows to front aspect, plumbing for washing machine and dishwasher.

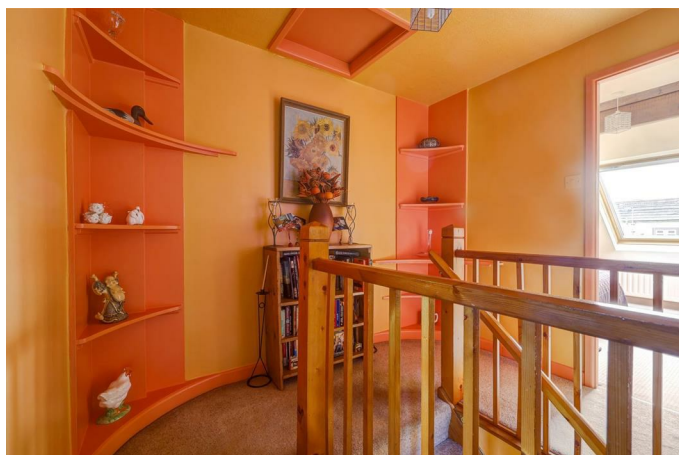
Sitting & Dining Room 16'8" x 16'4"
(5.1 x 5)



Wood effect laminate flooring, two radiators, double glazed windows to rear aspect, under stairs cupboard, UPVC patio doors to enclosed rear garden.

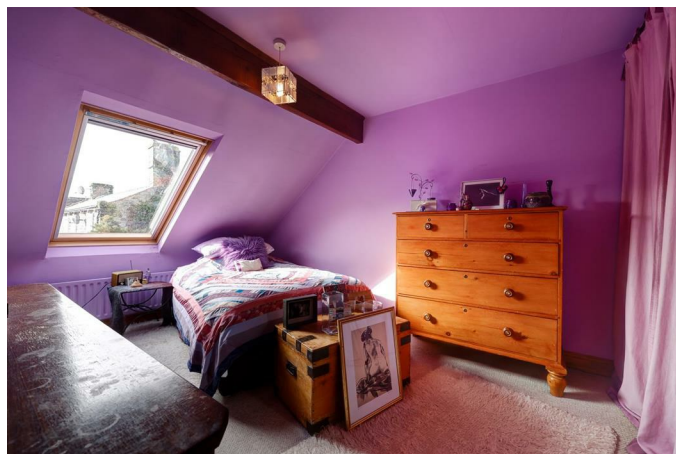
First Floor

Landing



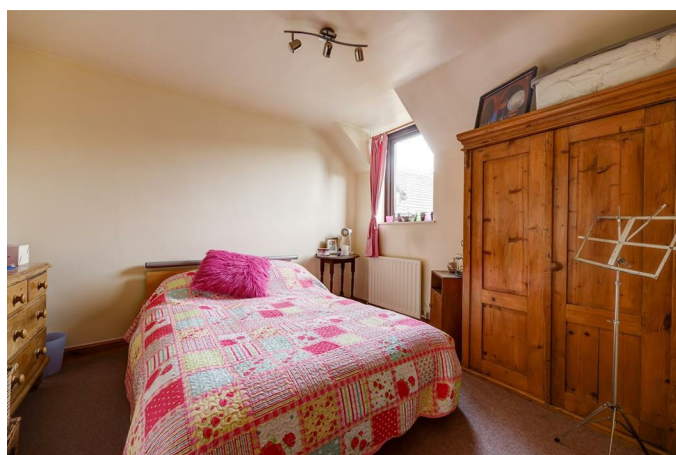
Fitted carpet, corner shelving, loft access, stairs to ground floor.

Bedroom 1 13'1" x 9'6" (4 x 2.9)



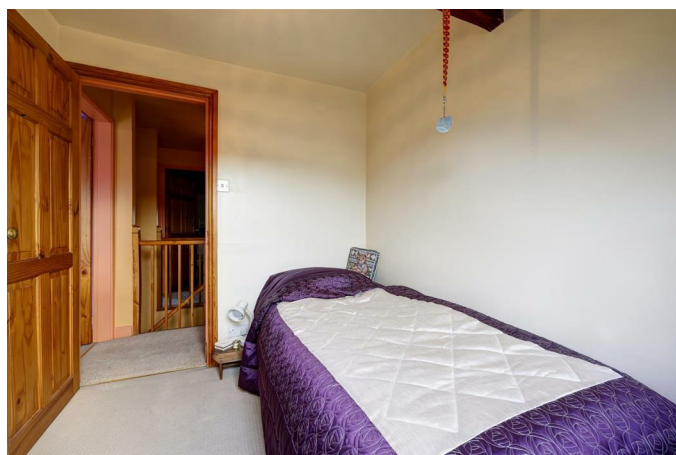
Fitted carpet, radiator, exposed beam, velux window.

Bedroom 2 10'8" x 9'8" (3.27 x 2.95)



Fitted carpet, radiator, double glazed window to rear aspect.

Bedroom 3 10'4" x 7'1" (3.15 x 2.16)



Fitted carpet, radiator, exposed beam, velux window.

Bathroom 7'1" x 6'2" (2.16 x 1.89)



Vinyl floor, bath with shower over, WC, wash basin, extractor fan, double glazed window.

External

Garage 16'1" x 8'0" (4.91 x 2.46)



Concrete floor, up and over door, power and light.

Front

One off road parking space.

Rear



Generous enclosed rear garden, stone flagged patio, raised gravelled area with two raised corner beds.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 89.4 sq. metres (961.8 sq. feet)
2 Cherry Tree Cottages, Bentham

Area Map



Energy Efficiency Graph

