



2 Nookdales Cottages, LA6 3DS **Offers In The Region Of £135,000**

This charming property, nestled in the countryside between Bentham and Ingleton, features a stone-flagged patio, a spacious double bedroom, and an open-plan kitchen, dining, and sitting room, useful utility room & store and the convenience of a parking space.

An ideal first time buy or individual / couple moving in to the area.

Property Description

Welcome to 2 Nookdales nestled in a picturesque setting off a quiet country lane, this delightful cottage lies between the market towns of Bentham and Ingleton. The accommodation features a stone-flagged patio area leading to a ground floor entrance hall, which includes a generous boot room/utility room and carpeted stairs ascending to the first-floor landing. Here, you'll find access to a bathroom and an open-plan kitchen, dining and sitting room. The accommodation is completed on the second floor with a spacious double bedroom.

Externally, the property benefits from a patio area at the front and a parking space nearby.

Property Information

Leasehold - 999 years
No ground rent or maintenance fees
Council Tax Band A
EPC Rating D
Mains electric
Mains water supply
Shared private treatment plant 1/7

Ground Floor Entrance

New timber framed and glazed door to ground floor entrance with vinyl flooring, door to boot room/utility room, and carpeted stairs to first floor.

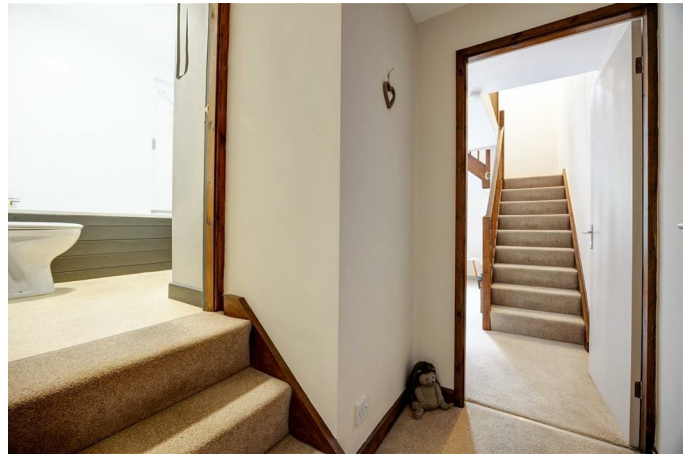
Ground Floor Boot Room/ Utility Room 11'9" x 5'1" (3.60m x 1.56m)



Vinyl flooring, electric Rointe wall mounted heater, plumbing for washing machine and tumble dryer, double glazed window to front aspect.

First Floor

Landing



Fitted carpet, stairs to ground floor and stairs to bathroom, access to open plan kitchen and sitting room.

Bathroom



Vinyl flooring, heated towel rail, wash basin, bath with electric Mira shower over, toilet, cupboard housing Rointe hot water system, extractor fan.

Open Plan Kitchen & Sitting Room 13'2" x 13'8" (4.03m x 4.17m)



Vinyl flooring in kitchen area, wall and base units, new single oven, electric hob with extractor hood. Sitting room area with fitted carpet, electric Rointe wall mounted radiator, timber framed double glazed window, stairs to second floor bedroom.

Second Floor

Bedroom 10'2" x 11'2" (3.10m x 3.42m)



Double bedroom with fitted carpet, exposed beams, generous storage cupboard with hanging space timber framed double glazed window.

External

Front

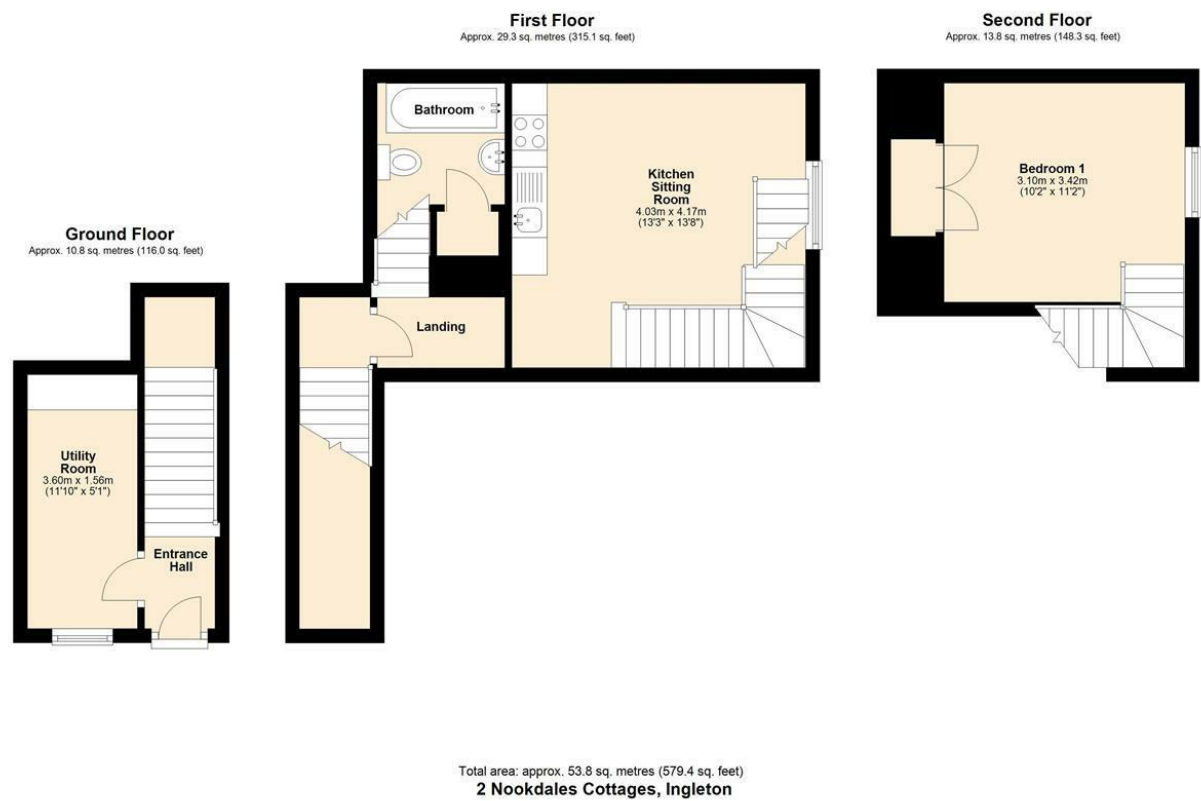


Raised flagged patio area, providing a space to sit out.

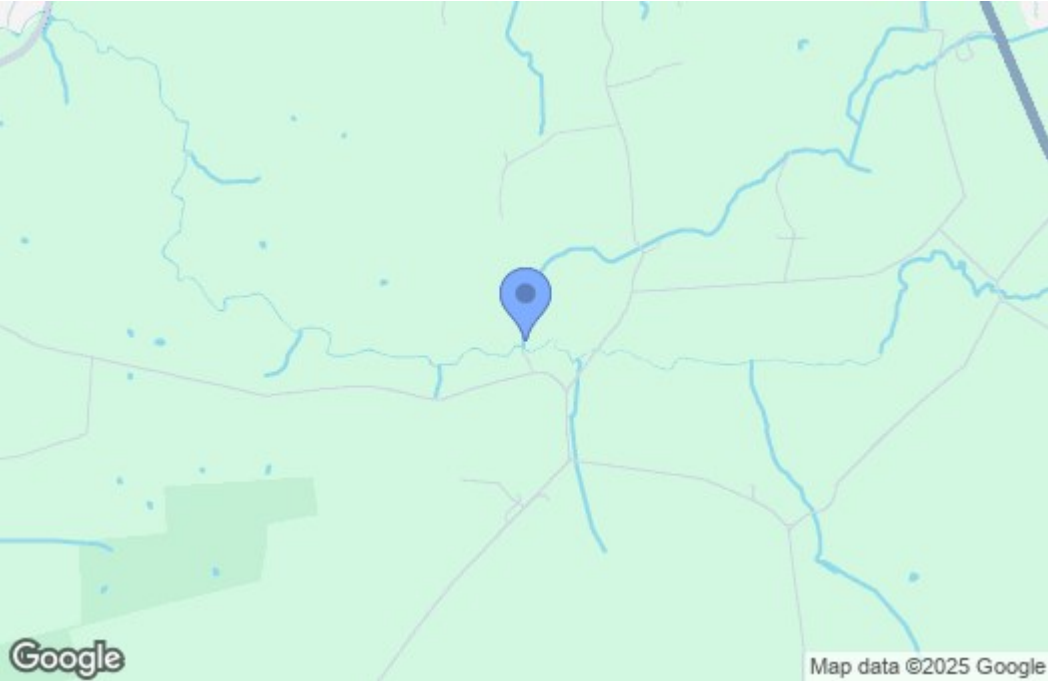
Parking

Parking space on site for 2 Nookdales Cottages.

Floor Plan



Area Map



Energy Efficiency Graph

