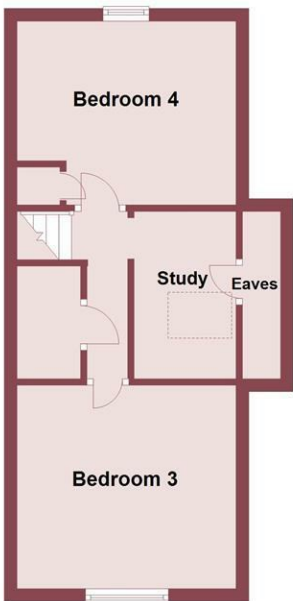




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

Langdale, Palace Hey, Ness

## Palace Hey, Ness, CH64 4BH

£255,000

 3 Bedroom  2 Reception  1 Bathroom  D

\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £255,000\*

Hewitt Adams is delighted to offer 'Langdale' to the market, a 3/4 bedroom, detached property ideally situated on the ever so popular and unadopted Palace Hey in Ness. The property offers huge scope and potential and really must be viewed to fully appreciate everything it has to offer. Langdale has been well maintained by the present owner including a newly installed boiler within the last 18 months and a new roof in the last 5 years.

AUCTIONEERS COMMENTS:  
The property is being sold via a transparent online auction.  
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.



- Hall**  
16'08 x 11'05 (5.08m x 3.48m)  
Front door to entrance hall, central heating radiator, stairs to first floor, storage/meter cupboard, doors to;
- Living Room**  
16'04 x 10'05 (4.98m x 3.18m)  
Window to rear aspect, central heating radiator, fireplace.
- Kitchen**  
9'09 x 7'03 (2.97m x 2.21m)  
Comprising base units with roll top work surfaces incorporating one and half sink and drainer with mixer tap, opening to utility room;
- Utility Room**  
12'06 x 6'03 (3.81m x 1.91m)  
Further work surfaces with space and plumbing for washing machine, cooker, space for fridge freezer, window and door to rear, door to integral garage.
- Garage**  
16'05 x 8'09 (5.00m x 2.67m)  
Electric roller door, lighting and power.
- Bedroom 2/Dining Room**  
9'05 x 9'04 (2.87m x 2.84m)  
Currently used as a dining room with window to front aspect, central heating radiator.
- Bedroom 1**  
12'04 x 10'05 (3.76m x 3.18m)  
On the ground floor with window to front aspect, central heating radiator, fitted wardrobes.
- Shower Room**  
6'03 x 6'02 (1.91m x 1.88m)  
A fully tiled shower room comprising; WC, corner shower cubicle, wash hand basin, heated towel radiator, window to side aspect.
- First Floor**  
Doors to;
- Bedroom 3**  
11'06 x 11'01 (3.51m x 3.38m)  
Window to front aspect, central heating radiator.
- Bedroom 4**  
10'02 x 8'01 (3.10m x 2.46m)  
Window to rear aspect, central heating radiator.
- Study/Dressing Room**  
8'07 x 5'03 (2.62m x 1.60m)  
Velux window, door to eaves storage.

