FISHER HOPPER
ESTATE AGENTS

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27 Springfield, LA2 7BA

Offers Around £269,000

A three-bedroom semi-detached home offering excellent potential for modernisation, with spacious living accommodation, generous front and rear gardens, off-street parking and a garage. Ideal for buyers looking to put their own stamp on a property and create a long-term family home.

Available chain-free!

Property Description

Welcome to 27 Springfield, a chain free three-bedroom semi-detached home offering excellent potential for a buyer looking to modernise and make a property their own.

The ground floor comprises an entrance porch with access to a convenient downstairs WC and the main hallway, leading through to a spacious sitting room. To the rear is a separate dining room with double doors opening onto the garden, along with a kitchen providing access to the side entrance porch.

To the first floor are two well-proportioned double bedrooms, a single bedroom and the house bathroom.

Externally, the property benefits from generous front and rear gardens, providing plenty of outdoor space, providing an ideal space to relax and entertain, along with off-street parking for at least two vehicles and a garage.

A great opportunity for buyers seeking a property with scope to improve and add value.

Property Information

Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Services: All mains
Broadband: Speeds available up to 46mbps
Note: Chain free

High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds–Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

Ground Floor

Porch

Fitted carpet, access to downstairs cloakroom, timber framed window and UPVC door both with textured glass to front garden.

Cloakroom

Fitted carpet, radiator, wash basin, toilet, UPVC double glazed window with textured glass.

Hallway

Fitted carpet, radiator, staircase to first floor, timber and glazed internal door with textured glass to porch.

Sitting Room

Fitted carpet, radiator, electric fire, fitted shelving, double glazed window to front aspect.

Kitchen

Tile effect vinyl flooring, range of wall and base units, single drainer sink, integrated gas hob with extractor hood over, integrated double oven,

washing machine, double glazed window to rear aspect, timber and glazed external door with textured glass to side aspect.

Dining Room

Fitted carpet, radiator, glazed internal double doors to sitting room, double glazed sliding door to rear garden.

First Floor

Bedroom One

Double room with fitted carpet, radiator, fitted wardrobes and vanity unit, UPVC double glazed box bay window to front aspect.

Bedroom Two

Double room with fitted carpet, radiator, fitted shelving, UPVC double glazed window to rear aspect.

Bedroom Three

Single room with fitted carpet, radiator, fitted wardrobes and vanity unit with mirror, UPVC double glazed window to front aspect.

Bathroom

Tile effect vinyl flooring, radiator, heated towel rail, wash basin, toilet, large shower, extractor fan, UPVC double glazed window with textured glass.

External

Front

Wall and fence enclosed garden with good sized lawn, established flower beds and shrubs, access to rear via path.

Rear

Enclosed well maintained rear garden with Established raised flower beds, steps up to to lawned area, access to rear parking and garage.

Parking & Garage

Parking for at least 2 cars and single garage with single glazed window, side door, Up and over door.

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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
https://shorturl.at/zAqJj

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.

INTRODUCERS FEES
Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

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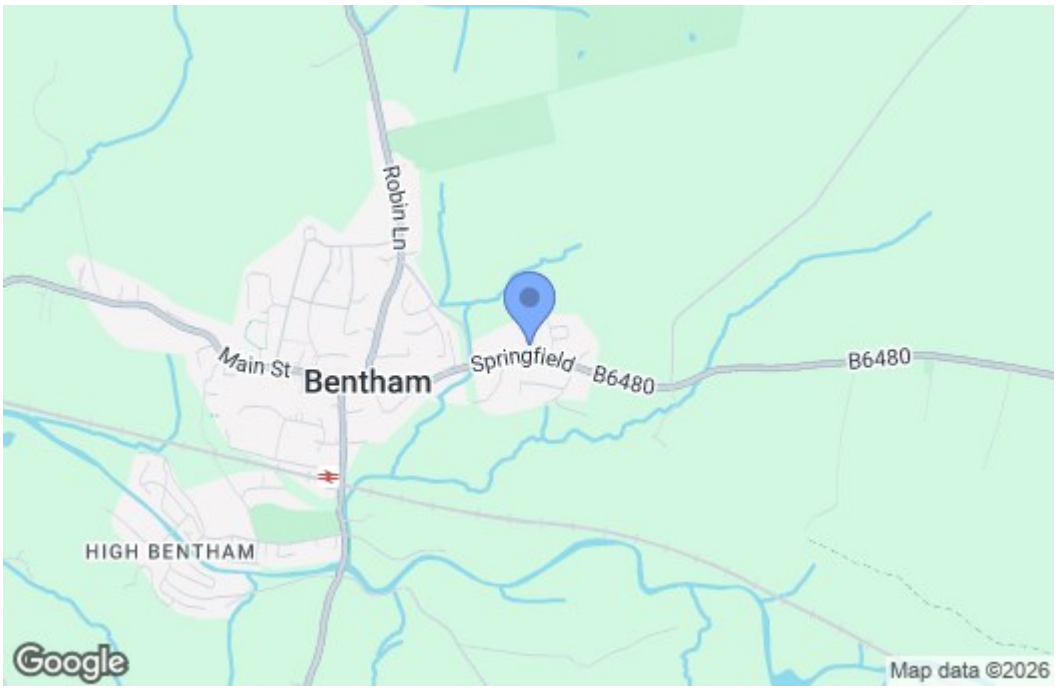
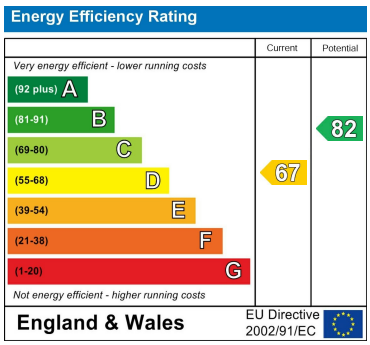
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

Area Map



Energy Efficiency Graph