



## 6 Wenning Avenue

Bentham, LA2 7LR

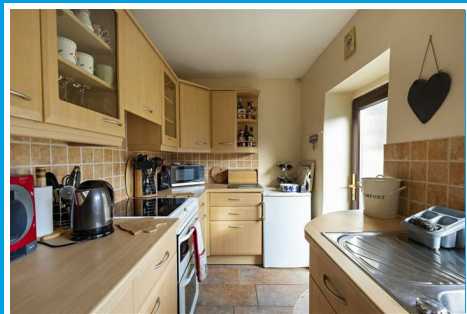
**Offers In The Region Of  
£139,950**



# 6 Wenning Avenue

Bentham, LA2 7LR

## Offers In The Region Of £139,950



### 6 Wenning Avenue

Situated quietly on the edge of town, 6 Wenning Avenue is a charming mid-terrace character cottage and will appeal to buyers seeking their first home or a quiet country retreat. Benefitting from a large garden to the front aspect, the property has off-road parking and a useful rear yard with stone-built outhouse for storage. Whilst tucked away, all the amenities available in the town are just a short stroll away. Viewing is essential in order to appreciate the value and comfort available here.

The accommodation briefly comprises: comfortable living room with fireplace housing multi-fuel stove; fitted kitchen with access to the rear yard; one double bedroom and one single bedroom on the first floor, along with a shower room.

Outside, the generous front garden is located directly opposite the cottage, with a walled parking bay. These gardens are laid to lawn with established beds, borders and trees. A pleasant summerhouse is ideal for sunny days in this peaceful location. To the rear of the property, a walled yard contains a useful stone outhouse, with access out to the green lane running behind the properties in Wenning Avenue.

### Location

High Bentham is a thriving market town with an excellent range of amenities, these include: shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op is within easy reach and has recently been extended and upgraded. The town has a train station providing connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at Lancaster can be reached in 25 minutes by car. High Bentham has its own modern primary school and excellent secondary education is available at Settle College and QES, Kirkby Lonsdale, with school bus services available. On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, the

town is close to the stunning Yorkshire Dales National Park and within easy reach of the Lake District. The coast at Morecambe Bay, is a 30 minute drive - the cottage is ideally located as a base for great days trips and would be ideal as a private holiday home or holiday let investment.

### Property Information

Freehold property. Council Tax Band B. All mains services, with gas central heating. Fully double glazed. NB: Wenning Avenue is a private road.

### Ground Floor

#### Kitchen

6'2" x 12'0" (1.88m x 3.65m)

UPVC double glazed window and external door to the rear yard. Range of wall and base mounted units with worktops. Stainless steel sink and drainer. Spaces for cooker and fridge freezer. Plumbing for washing machine. Gas central heating boiler. Tiled floor. Radiator.

#### Living Room

11'6" x 12'0" (3.51m x 3.65m)

Comfortable living room with UPVC double glazed window and hardwood external door to the front aspect. Feature stone fireplace housing multi-fuel stove. Corner cupboard housing gas meter. Useful under stairs storage cupboard. Cupboard housing electrical consumer unit. Tiled floor. 2 radiators. Carpeted stairs rising to the first floor.

### First Floor

#### Landing

Landing providing access to both bedrooms and the shower room. Access to loft via pull-down ladder. Carpet.

#### Bedroom 1

10'10" x 8'8" (3.29m x 2.63m)

Good-sized double bedroom with UPVC double glazed window to the front aspect. Great storage provided by 3 built-in cupboards. Carpet. Radiator.

## Bedroom 2

6'11" x 6'4" (2.12m x 1.94m)

A good single or bunk room with UPVC double glazed window to the rear aspect. Carpet. Radiator.

## Shower Room

4'8" x 5'2" (1.41m x 1.57m)

Shower room with UPVC double glazed window to the rear aspect. Suite comprising, shower cubicle, wash hand basin and WC. Extractor. Vinyl flooring. Heated towel rail.

## Outside

Generous front garden directly opposite cottage with walled parking bay. Established and well-tended gardens with lawns, borders and vegetable beds. Charming summer house. Timber shed.

## 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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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.  
FLOOR PLANS

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



## Road Map



## Hybrid Map



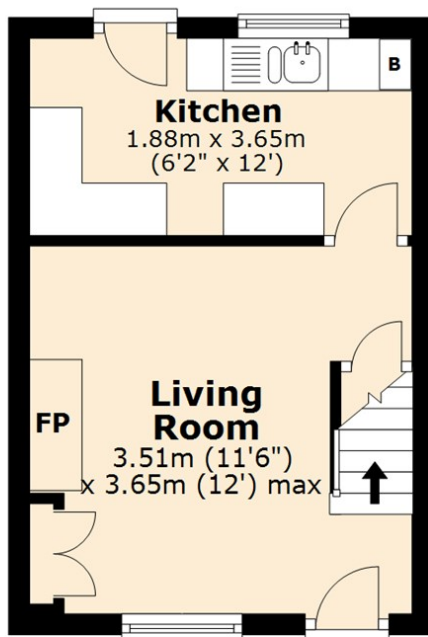
## Terrain Map



## Floor Plan

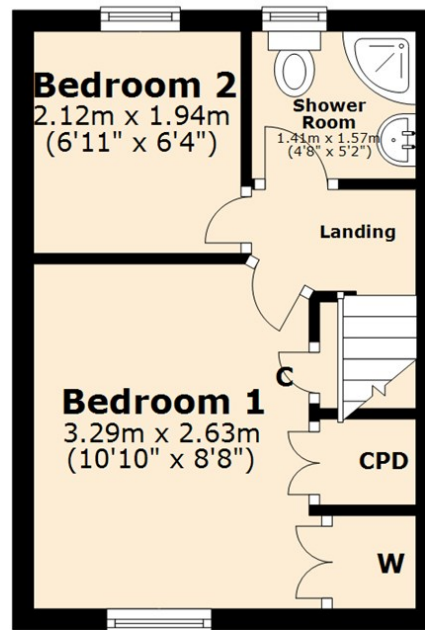
### Ground Floor

Approx. 20.0 sq. metres (215.7 sq. feet)



### First Floor

Approx. 20.0 sq. metres (215.6 sq. feet)



Total area: approx. 40.1 sq. metres (431.3 sq. feet)

## 6 Wenning Avenue, High Bentham

## Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

