FISHER HOPPER
ESTATE AGENTS

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13 Grasmere Drive, Bentham, LA2 7JP

Offers In The Region Of £165,000

3 bed end-terrace property in a convenient location close to local amenities. The accommodation comprises a lounge/diner, two double bedrooms, a single bedroom, and ample storage throughout. Externally, the property benefits from low-maintenance gardens to the front and rear. Offered to the market with excellent potential, it is ideal for first-time buyers, couples, singles, or buy-to-let investors, and provides scope for updating to suit individual taste.

Property Description

Welcome to 13 Grasmere Drive, a well-proportioned three-bedroom end-terrace home offering convenient access to local amenities, schools, and transport links.

The property is entered via a rear porch leading into the hallway, which provides access to the kitchen and a spacious lounge/diner. The bright living area features patio doors opening onto the front patio garden.

To the first floor are two generous double bedrooms, a single bedroom ideal for a child's room, office, or guest space, and the house bathroom.

Externally, the home benefits from low-maintenance outdoor spaces, including a patio garden to the front with raised beds and a pleasant open outlook, as well as additional patio space to the rear. A walkway provides convenient access to the nearby free car park.

Offering excellent potential throughout, this property is ideal for first-time buyers or anyone looking to put their own stamp on a home.

Property Information

Tenure: Freehold
Council Tax Band B
EPC Rating: C
Services: All mains with gas central heating
Broadband: Speeds available up to...

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

Tiled flooring, 2 large storage cupboards, one with gas central heating boiler and plumbing for washing machine, UPVC double glazed window and external door to rear aspect.

Hall



Tiled flooring, radiator, 2 built-in storage cupboards, staircase to first floor.

Kitchen 11'9" x 8'4" (3.58m x 2.54m)



Tiled flooring, radiator, range of wall and base units, single drainer sink, rangemaster cooker with gas hob, space for fridge freezer, UPVC double glazed window to rear aspect.

Lounge/Diner 11'5" x 18'8" (3.48m x 5.68m)



Fitted carpet, 2 radiators, space for family dining table, UPVC double glazed window and patio doors to front aspect.

First Floor

Landing

Fitted carpet, built-in storage cupboard, loft access, access to 3 bedrooms and house bathroom.

Bedroom 1 17'5" x 8'9" (5.32m x 2.66m)



Good-sized double bedroom with exposed floorboards, radiator, UPVC double glazed window to front aspect.

Bedroom 2 11'7" x 9'7" (3.52m x 2.93m)



Another good-sized double bedroom with fitted carpet, radiator, UPVC double glazed window to front aspect.

Bedroom 3 5'9" x 9'7" (1.74m x 2.93m)



Single bedroom with fitted carpet, radiator, 2 UPVC double glazed windows to rear aspect.

Bathroom 5'10" x 7'10" (1.78m x 2.40m)



Exposed floorboards, radiator, wash basin, toilet, bath with shower over, extractor fan, UPVC double glazed window with textured glass to rear aspect.

External



Front



Low-maintenance patio garden with pleasant outlook.

Rear



Low-maintenance yard with patio seating, raised flower beds, bin storage.

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 £30.00 (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.

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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

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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.

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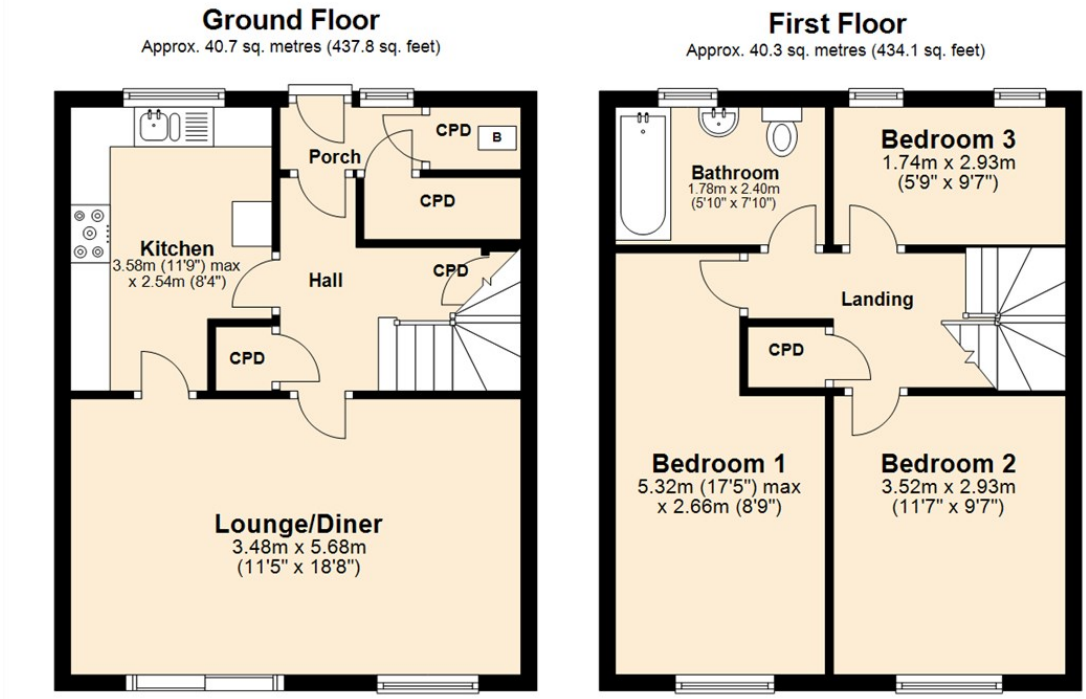
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FISHER HOPPER
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 81.0 sq. metres (871.9 sq. feet)

13 Grasmere Drive, Bentham

Area Map



Energy Efficiency Graph

