

59
Main Street
Sedbergh,
LA10 5AB

Cobble Country
Dales & Lakes.
Town & Country Property Agents. Est. 1992

123
Highgate
Kendal,
LA9 4EN

FOR SALE

4 Bed Semi Det. Townhouse £330,000



5 Bainbridge Road, Sedbergh, Cumbria, LA10 5AU

A substantial stone built and natural slated semi-detached Victorian house is ready to occupy in Sedbergh, the largest settlement within the Yorkshire Dales National Park. Typical of the quality construction of these houses in the area through this period, are features such as pitch pine staircase inside and natural sandstone quoins and lintels to the outside. Spacious and generous room sizes within ensure that the occupants have an airy living environment linked to an enclosed rear patio, yard and lawned area with worksheds. Fully enclosed by a gate to the side alley ensures a secure area for children or pets all of which can be happily accommodated within the 4 bedroomed, 2 receptioned room home. This home really does call out for a viewing to appreciate it's full charm.

Telephone: 015396 21000

www.cobblecountry.co.uk

Facsimile: 015396 21710

Lounge 3.82m x 3.64m North

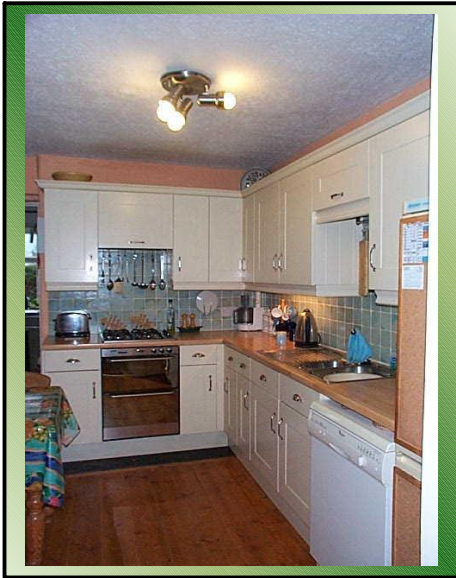


Entrance from a small front garden with architectural CI railing on a small stone garden wall and through a glazed upper front door beneath a small overhang porch. Inner hallway with glazed door and coathanging leads through to main hall way and doorway on left to: From front entrance hall passing through inner hall to door on left for the **Lounge:** Traditional sash windows in good condition are set within a protruding bay window area of 2.03m x 1.2m. An excellent room in pastel colour with high ceiling bordered by original plaster ornate coving. Recessed alcoves with storage cupboards under. Natural stripped wooden flooring. Marble style fire hearth with wood surround over Cast Iron fire back to gas fired coal effect fire. Large single radiator. 3 double sockets. TV point.

Living & Dining Room
4.145m x 4.019m South

Through from inner hall that opens out to rear Living / Dining area that has open plan staircase to first floor. Recessed fireplace with multifuel CI stove inset. Ornate coving again to natural high ceiling. Recessed alcoves, one with shelving and the other with built in cupboard doors. Double opening wooden doors to patio area. Centre light. 4 double sockets



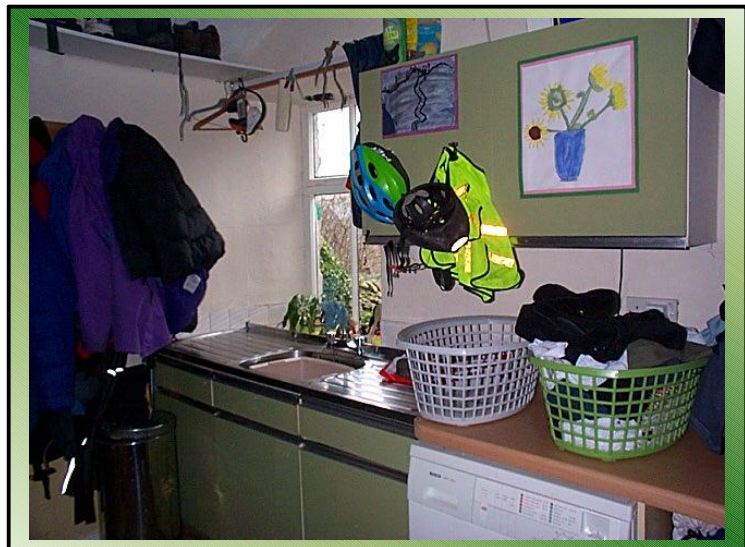


Kitchen 11' 5" x 9' 6" (3.498m x 2.91m)

Stripped wooden natural floor boarding presents a practical working area between the living room and rear utility room. Good range of 4 base units and 5.5 wall cupboards behind shaker style cream fronts with integrated Stoves double electric cooker with a 4 burner gas hob inset into the stripped wood effect worktop. Dishwasher space underneath W/Top with adjacent space for fridge/freezer. Separate base and worktop to one side. Triple spotlight. Double radiator. Tiled in complementary light aqua style above worktops and a stainless steel sink with vegetable half bowl and drainer complete the kitchen.

Utility 9' 6" x 7' 10" (2.91m x 2.408m)

This picture is not good but shows the fitted base units with inset double drainer sink and space for washing machine. Wall cupboards. Double radiator. Sockets.



Landing

First floor landing with Pitch Pine staircase and archway through to bathroom and shower room. Borrowed light to head of stairs. Access to second floor stairs.

Bathroom

9' 7" x 5' 6" (2.94m x 1.68m)

White large bath with chromium mixer tap and shower hose. White low level wc with wooden seat & lid. White washbasin inset into a wooden vanity unit built into the window recess. Velux roof light adds additional airy feel to the rich blue and white tiling to complement the pale blue wall colouring.

Shower room

6' 1" x 6' 0" (1.87m x 1.855m)

Mira Sport electric shower in a white based unit with curved sliding screen. White pedestal washbasin and white wc with wooden seat. Pine towel rail, toilet roll holder.



Bedroom 1

16' 11" x 9' 11" (5.169m x 3.044m)

First floor bedroom with 2 original wooden sash windows to North. 1 double radiator. Centre light. 1 shelved understair cupboard.

Bedroom 2

9' 9" x 12' 2" (2.989m x 3.725m)

First floor bedroom with South facing original wooden sash window. Double radiator. 2 dble sockets. Centre light. Understairs cupboard with shelving above the Hot Water cylinder.



Bedroom 3 / Office

16' 10" x 8' 0" (5.157m x 2.457m)

With an extra 2m x 0.6 m space into dormer window area, this bedroom and working office space is really useful. Under eaves storage adds to its use as does the storage cupboard above the stairs. Velux rooflight adds an even spread of light to this room.



Bedroom 4

14' 4" x 10' 3" (4.383m x 3.140m)

Large South facing bedroom with dormer window maximising light into room. Fitted full height storage units in the form of 3 wooden doored wardrobes with storage cupboard space above. Radiator. 2 double sockets. Centre light.

Rear Garden

Rear access from the house is from utility room or double doors from the living room. The Gated entrance to the alleyway at the side of the property provides a secure area for small children and pets. Patio and lawn area provide good space adjacent to the 3 sheds.

Services

Mains electric, gas, water and drainage. Telephone by arrangement with BT

Council Tax

Band D £1290.59 for April 2005 - March 06

- Local Authorities** South Lakeland District Council. 01539 733333
- Viewing** By arrangement with Cobble Country Property only.
Tel : 015396 21000 Fax : 015396 21710.
E-mail : admin@cobblecountry.co.uk
- Directions** From Sedbergh office of Cobble Country, go left into Joss Lane and left into Bainbridge Road. No. 5 is the next to last house on the left or that road.
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