

FOR SALE

Three bedroom Victorian Terrace
Offers around £299,000



12 Guldrey Terrace, Sedbergh, Cumbria. LA10 5DT

Completely refurbished Victorian terrace of superior quality situated on a quiet lane, 10 minutes walk from the centre of Sedbergh. This house boasts many new features to include three double bedrooms with master en suite, large open plan ground floor living space, extended kitchen area in shaker style, fabulous bathroom with free standing roll top bath, stripped pine floor boards, original doors, new carpeting, quality fixtures and fittings, bespoke pitch pine double glazed windows, lovely garden to front and rear incorporating a nice sitting area and green house. Internal inspection highly recommended.

Ground Floor

Lower Hall

3' 8" x 11' 11" (1.136m x 3.637m)

Stripped pine floor, 1 centre light, radiator, 1 socket, 4 pane and solid lower panel door.

Lounge/ Dining room

Open plan room with windows to front and back, stylishly decorated in a contemporary style.

24' 5" x 10' 9" (7.445m x 3.285m)

Lounge: 4 Double sockets, 2 TV socket, 1 centre light on dimmer switch. Stripped pine wooden floor, multi fuel stove, wooden double glazed triple window to front.

Dining Room: Slate flag floor, 1 centre light on dimmer switch, 1 wooden double glazed window to rear, 2 book cases recessed with double doors to lower half. 1 double socket, 1 radiator.

Kitchen

Large kitchen in shaker style, light and airy with a blend of cleverly designed storage areas.

16' 10" x 9' 9" (5.157m x 2.98m)

Blue slate floor continued from dining room, 2 paned double glazed window to side and 1 to rear. 1 double-glazed 4 pane and solid lower panel door to side. 8 ceiling lights, 4 double sockets, loft access. 1 'Stoves' 5 burner gas hob and a 'Stoves' electric double oven.

First Floor

Landing and Stairs

Berber loop pile cream carpet. 1 single socket and 1 double socket. 1 window to rear and 1 centre light mid stairs.

Bedroom 1

A large double room with quality fittings.

14' 11" x 11' 10" (4.562m x 3.626m)

1 Large double, easy opening wardrobe, carpet, 3 double sockets, 1 centre light, 1 telephone socket. 1 triple pane window to front and radiator.

En suite

8' 6" x 3' 11" (2.606m x 1.213m)

Pine flooring, 1 ½ power shower with large glass screen. WC and sink. Chrome towel radiator, shaver point, 4 lights and 1 extractor fan.

Bathroom

7' 10" x 8' 8" (2.391m x 2.643m)

Roll top free standing raised bath and white suite with Chrome taps and fittings. Pine floor, shaver point, 1 centre light, Chrome towel radiator and window to rear.

Second Floor

Upper Landing and Stairs

1 double socket, 1 centre light and velux window.

Bedroom 2

A large double room with a front aspect.

15' 2" x 12' 2" (4.63m x 3.729m)

Original wooden floor, 1 centre light, small pane single glazed window to front, radiator and 1 double socket.

Bedroom 3/Study

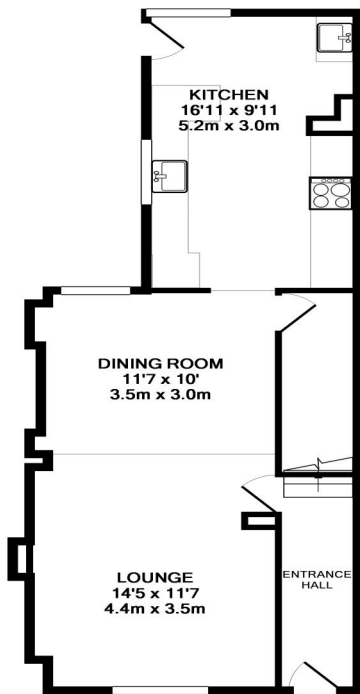
8' 7" x 12' 0" (2.639m x 3.681m)

Wooden Floor, 1 centre light, 1 loft access. 3 double sockets, radiator, velux window and 1 telephone socket.

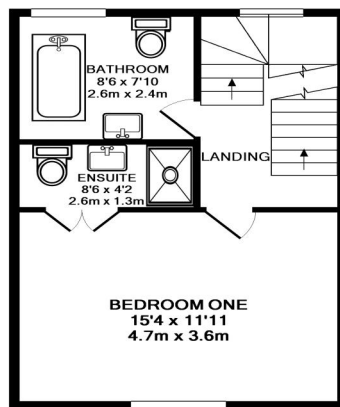
Externally

Accessed via the rear of the house and by a separate lane to the rear of Guldrey terrace, the garden is directly behind the house. With a patio area to the front, followed by a lawn area that is carefully planted with shrub and perennial plants. This area accesses a small vegetable garden via a hand crafted wicker gate, which includes a small greenhouse. This is a very nice garden with an open aspect.

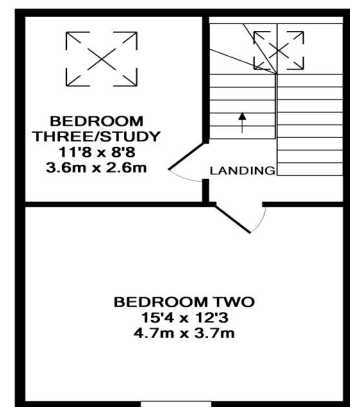




GROUND FLOOR
APPROX. FLOOR
AREA 49.9 SQ.M.
(537 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.0 SQ.M.
(366 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 34.0 SQ.M.
(366 SQ.FT.)

12 GULDREY
TOTAL APPROX. FLOOR AREA 117.9 SQ.M. (1270 SQ.FT.)

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

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Directions: From the Sedbergh office, drive back towards Kendal and just before the R.S Morphet garage on Station road, turn right into Guldrey Lane. After approximately 100 yards, turn right again and follow the terrace to Number 12.

Services: Mains gas, electric, water and drainage.

Viewing: By arrangement with Cobble Country Property only. Tel : 015396 21000 Fax : 015396 21710.

E-mail : cobblesedbergh@yahoo.co.uk

Council Tax: Band D. Currently this is £1354.57 per annum for the 2006/2007 tax year.

FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use.

MORTGAGE

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NOTE

As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

MAKING AN OFFER

The Money Laundering Regulation 2003 came into effect on 1st March 2004. Cobble Country Property, as agents for the sale of the property, are required to formally check the identification of the purchaser of the property. In addition, the purchaser is required to provide information regarding the source of funding for the transaction.

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