

FOR SALE

2 Bed Town House, close to local amenities
Asking Price £155,000



6 Main Street, Sedbergh, Cumbria, LA10 5BN

A three storey Victorian stone built end of terrace house conveniently situated for all local amenities of the village. The house comprises of a large ground floor kitchen cum dining room, a first floor sitting room with open fireplace, a bathroom and two bedrooms. There is also a separate w.c on the top floor and a shared cobbled yard with storage shed to the rear of the property. A good opportunity to purchase a period property, in a central location with investment potential. Internal inspection recommended.

Outlook

Situated on the Main street, the property faces onto the road with side access to the rear cobbled courtyard which is shared by three other properties. From the top floor of the property there is a good view over the roof tops of Sedbergh to the hills beyond.

Kitchen/ Dining room

5.33m x 3.73m (17ft6in x 12ft3in)

A large open plan space covering the entire ground floor of the property, with room for a dining and sitting area.

Fittings:

Four windows to front elevation with window locks. Fitted with a range of matching pine wall and base units providing ample storage and worksurface space. Stainless steel single drainer sink unit. Wood-block floor. 1 single and 1 double radiators. Worcester gas combination boiler for central heating & water. Thermostat. Electric cooker point. Telephone point. Double & single sockets.

Lounge

5.38m x 2.90m (17ft8in x 9ft6in)

With windows to the front and a view of the High Street this is a cosy room.

Fittings:

Four wooden framed double glazed windows to front elevation. Tiled fireplace with open fire. Double radiator. T.V. point. Double and single sockets.

Bedroom One

4.62m x 2.44m (15ft2in x 8ft0in)

A character double room with period feature ceiling beams and an original fireplace. Windows to front affording a high street view.

Fittings:

Front wooden framed double glazed. Rear single glazed. Feature fireplace. Part exposed stone walls and beams. Double radiator. Double sockets.

Bedroom Two

2.82m x 2.72m (9ft3in x 8ft11in)

A second double bedroom with windows to the front, affording a high street view.

Fittings:

Front wooden framed double glazed window. Double radiator. Double sockets. Exposed beam. Loft hatch.



Bathroom

Accessed via the hall to the back of the property with a window to the rear.

Fittings:

Panelled bath, close coupled w.c. and wash hand basin. Pine ceiling with four recessed ceiling lights. Window to rear. Fully tiled around bath and W.C remaining walls are half tiled. Double radiator. Power shower over bath with screen.

Separate WC

Fittings:

Pedestal wash hand basin and close coupled w.c. Part pine panelled.

Directions: From the offices of Cobble Country Property proceed West along Main Street. No. 6 will be found on the right hand side four properties after the junction with Howgill Lane.

Services: Mains electric, gas, 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 B . Currently this is £ 1053.55 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

We can offer, without obligation and free of charge, experienced and professional advice and help on mortgage finance. We will try, on your behalf, to obtain the best deal available to you. Written quotations available on request.

NOTE

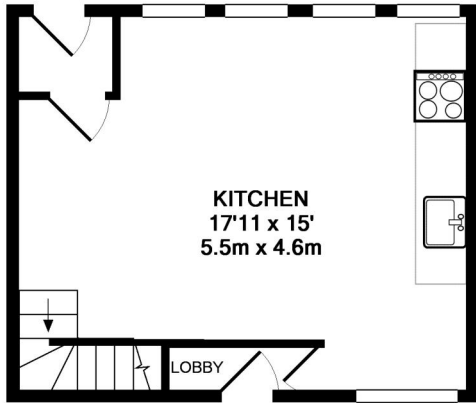
As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

MAKING AN OFFER

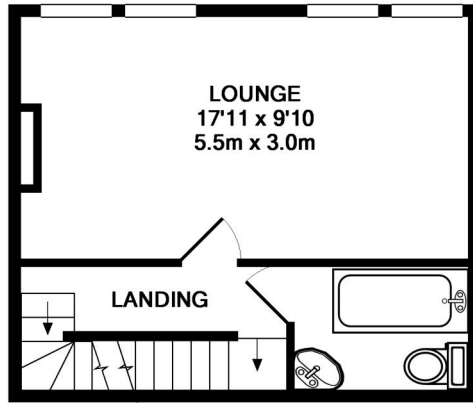
The Money Laundering Regulation 2003 came into effect on 1st March 2004. Cobble Country Property, as agents for the sale of the property, are required to formally check the identification of the purchaser of the property. In addition, the purchaser is required to provide information regarding the source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

IMPORTANT

None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.



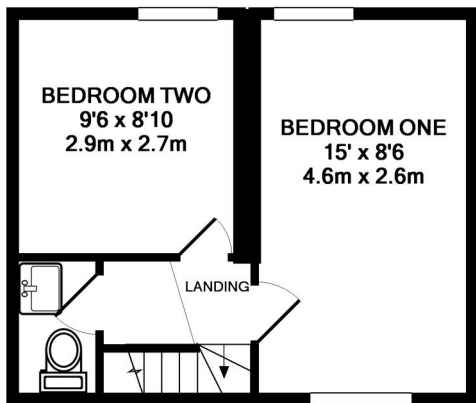
GROUND FLOOR
APPROX. FLOOR
AREA 24.8 SQ.M.
(267 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 23.3 SQ.M.
(251 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.5 SQ.M. (780 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
Made with Metropix ©2006



2ND FLOOR
APPROX. FLOOR
AREA 24.4 SQ.M.
(263 SQ.FT.)