



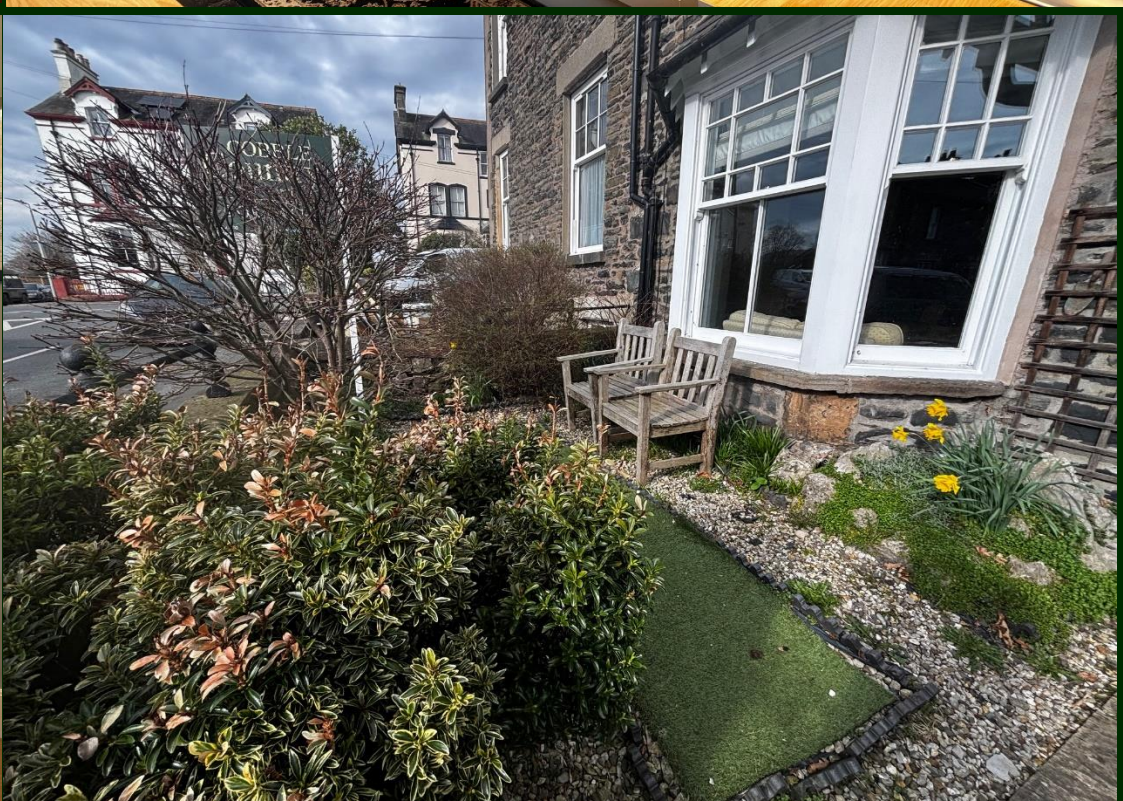
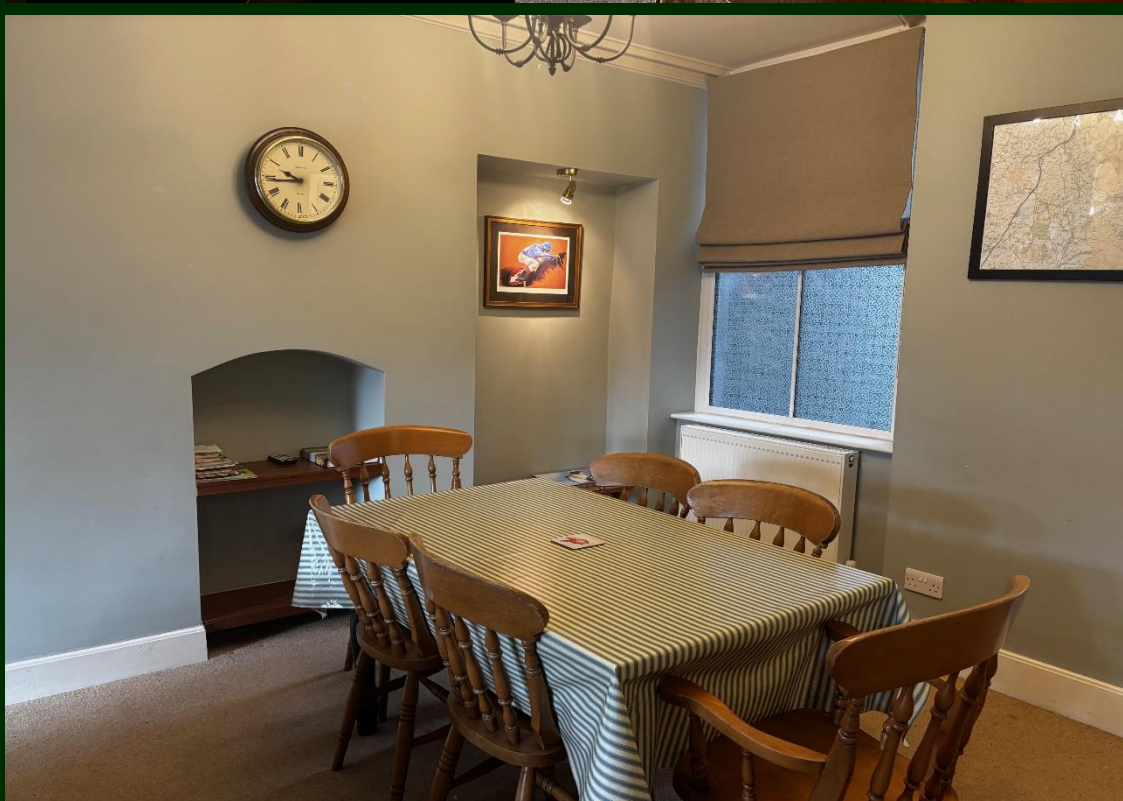
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015396 21000  
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4 Bainbridge Road  
Sedbergh, Cumbria LA10 5AU

Cobble Country  
Dales & Lakes

Town & Country Property Agents Est. 1992







# 4 Bainbridge Road

## Sedbergh, Cumbria LA10 5AU

4 Bainbridge Road is a spacious three storey, two-bedroom terraced home located in the centre of Sedbergh with great access to the town's many amenities including schools, doctor's surgery, pubs and cafes.

On entering the property there is a hallway that leads to an open plan lounge and dining room which includes a feature fireplace with coal effect electric fire. A large bay window and two alcoves make the room feel spacious, light and airy. To the rear is a U-shaped kitchen equipped with plenty of wall and base units, gas hob, eye-level electric oven and stainless-steel sink with drainer.

Off the lounge are the stairs to the basement which comprises of a versatile reception room and is currently being used as a games room. There is also a wc and a useful utility room with cupboards, stainless steel sink and drainer along with space and plumbing for washing facilities. Access to the rear patio and garden is through the utility room, the garden has plenty of space for patio furniture. The house also boasts a view of Winder to the rear of the property.

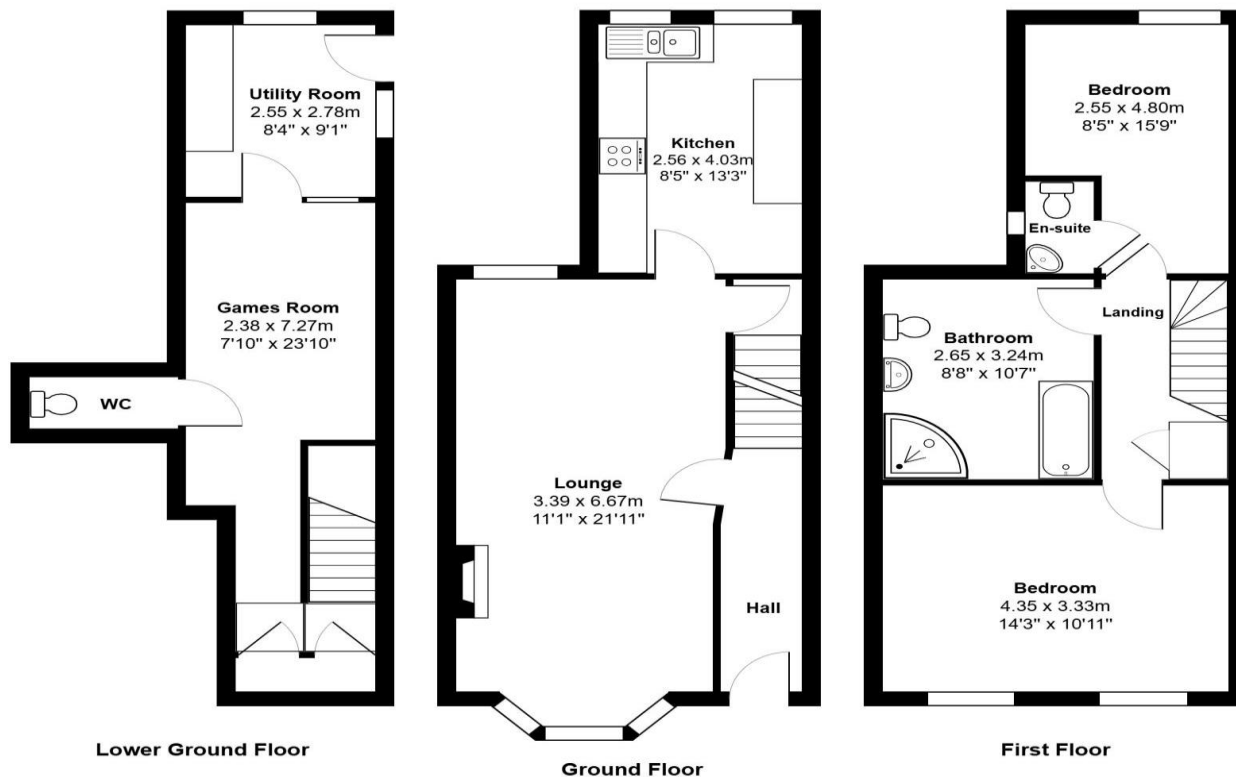
To the first floor are the two double bedrooms and house bathroom along with a large storage cupboard on the landing. The rear bedroom is en-suite comprising of wc, hand wash basin and the front bedroom is spacious with two windows providing natural light. The white bathroom suite comprises of wc, pedestal hand wash basin, bath and corner shower cubicle along with a ladder towel rail.

The property benefits from mains electric, gas, water and drainage and has been well maintained throughout ownership.

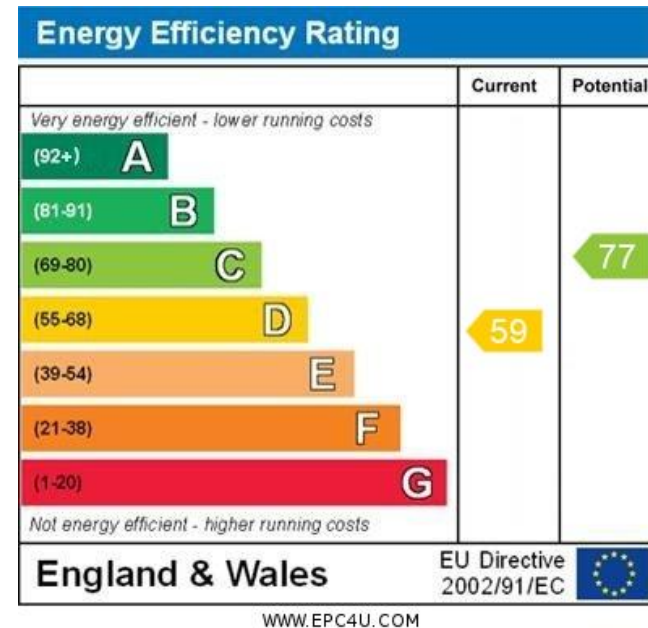
Viewings highly recommended to appreciate this space.

**Guide price £265,000**





For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## SERVICES

Mains electric, gas, water and drainage.

## TENURE

We are advised by the vender that the property is Freehold.

## COUNCIL TAX BAND

We are advised that the property is currently in Band C.

## DIRECTIONS

Take the turn by the Dalesman onto Howgill Lane, take a right hand turn at the top of the hill onto Bainbridge Road, number 4 is the first property on the left hand side.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: Sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk