



55, Bainbridge Road
Sedbergh, Cumbria, LA10 5AU

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



55, Bainbridge Road

Sedbergh, Cumbria, LA10 5AU

Well-presented 4 bedroom Victorian terrace property ideally located within the Town of Sedbergh. Spacious family home with rear garden and rear parking. Viewing recommended, No forward chain.

The accommodation is spread over 4 floors including a large basement. Upon entering the property there is a spacious entrance hall leading into the sitting room, open staircase to the first floor and door to the lounge.

The lounge is located to the front of the property with a bay window and original cornicing, creating a very bright room with coal effect gas fire on a feature hearth with mantle. The sitting room allows space for a dining table and sitting area, again with a feature gas fire with flagged hearth and stone arched mantle.

The kitchen to the rear of the property is well designed with a range of wall and base units including a stainless steel sink with drainer, 4 ring hob, fitted double oven, plumbing for a dishwasher and recess space for a fridge/freezer. This room has a very bright modern feel with rear access to the garden.

To the first floor are the family bathroom and two spacious double bedrooms. The bathroom is a large room with a modern white suite, comprising of a corner shower unit, vanity sink, bath and low level WC, airing cupboard housing the combination boiler and window with seat to the rear.

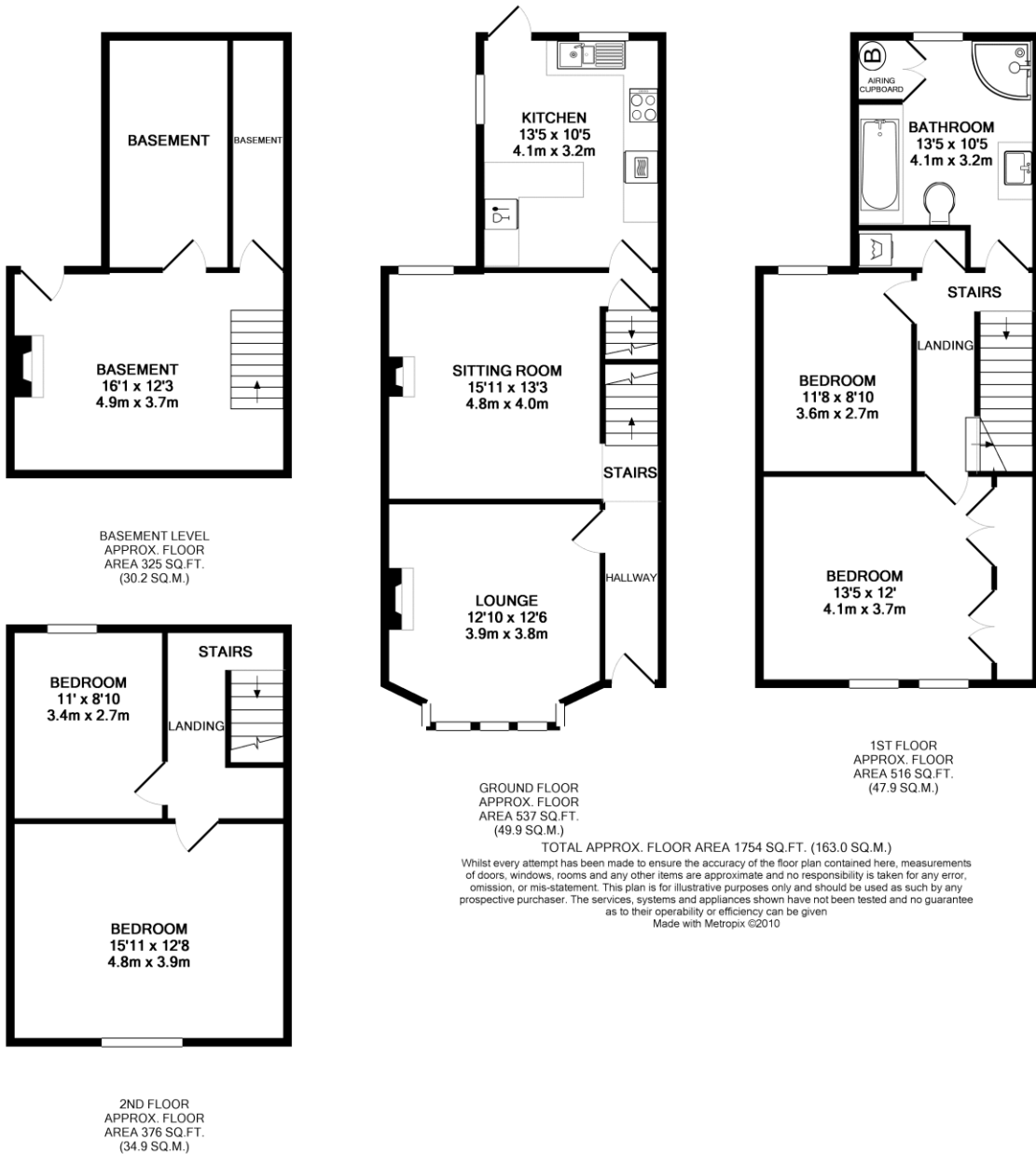
The first floor landing benefits from a small utility room with plumbing for a washing machine and dryer. Stairs lead to the second floor with two additional double bedrooms, one to the front of the property with large dormer windows providing views of Winder Fell and one to the rear with views of Sedbergh Town and the fells beyond.

The detached garden is to the rear, which also has vehicular access, providing off road parking for this property.

The basement has three rooms (4.89x3.73, 4.30x1.01, 4.10x2.0), with both internal and rear access, two windows, power, water and a fire opening.

Guide Price £299,000





SERVICES

Mains electric, gas central heating, mains water and drainage.

TENURE

We are advised by the vendor that the property is Freehold

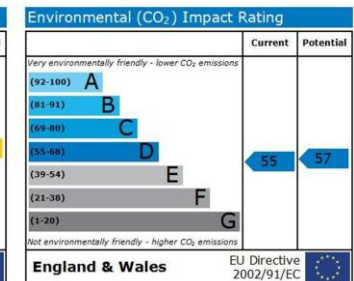
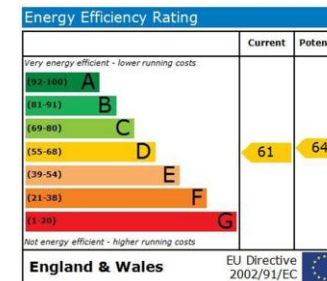
COUNCIL TAX BAND

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

DIRECTIONS

From Cobble Country, 59 Main Street turn left into Joss Lane. Left again into Bainbridge Road, and the property is 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.



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

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