



3 Thornsbank
Sedbergh, Cumbria, LA10 5LF





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3 Thornsbank offers a superb opportunity to acquire a substantial three-bedroom, semi-detached house, situated in an elevated position on desirable cul-de-sac on the outskirts of Sedbergh.

A spacious entrance hall leads to the lounge and stairs leading to the first floor. Off the lounge you are led into the kitchen, benefiting two good sized pantry cupboards and an adjacent utility room. To finish, two good sized stores and a WC. These can be accessed internally off the utility, equally from an external door situated to the side of the property.

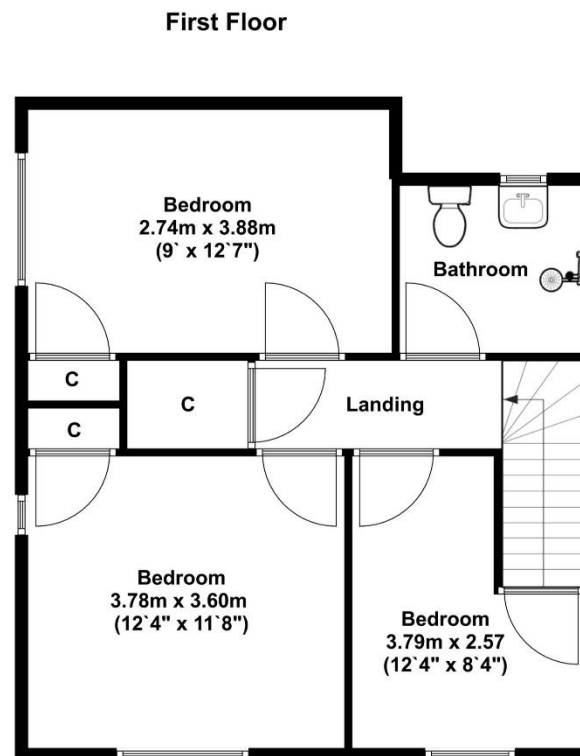
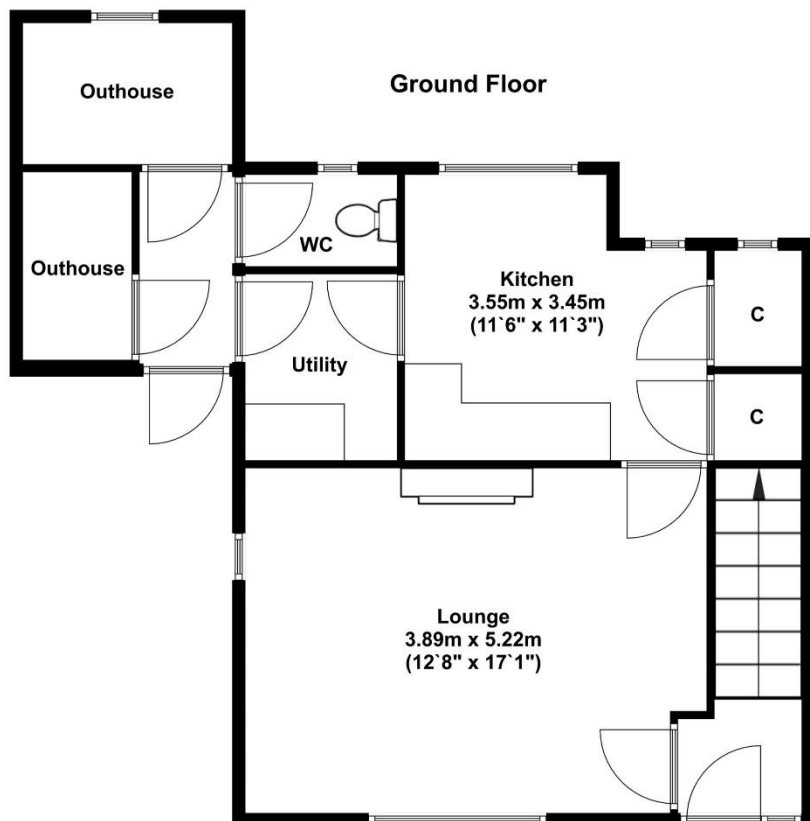
To the first floor there are three well-proportioned bedrooms, one of which enjoy's duel aspect windows, allowing in lots of natural light. To finish a good-sized family bathroom, currently presenting as wet room.

Externally there is a lovely lawned area to the front, side, and rear of the property, enjoying a small patio area, along with a greenhouse. There is no parking with the property, however subject to the relevant permissions and approval parking, may be viable to the front of the property.

Viewings highly recommended to appreciate this space.

£175,000 OIRO





SERVICES

Mains Gas, Electric, 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

Drive out of Sedbergh on the A683 road toward Cautley. After 300 yards past the fire station, take a left onto 'Thornbank' Number 3 is the first of the semi-detached properties on the left-hand side, on the top of the hill.

REFERAL FEE'S

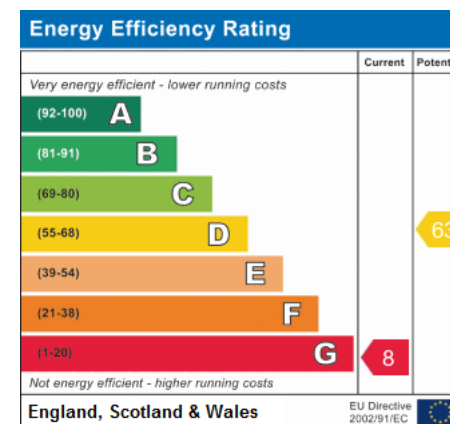
We work closely with third party service providers which we have found to be exceptional, we receive a fee for all referrals:

CS Mortgages – Cobble Country £200.00 & Member of Staff £50.00

Verismart EPC / Inventuries – Cobble Country £50.00

A BIT ABOUT SEDBERGH

Situated in the Yorkshire Dales, Sedbergh hoists many amenities including a range of shops, cafes, restaurants, and local amenities, including a doctor's surgery, dentist Primary and Secondary Schools. Further afield is the superb Lake District National Park, Kendal and access to the M6 and West Coast Main Line.



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

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