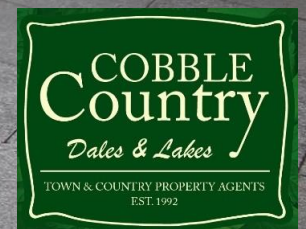


24 Bainbridge Road
Sedbergh, Cumbria, LA10 5AU





24 Bainbridge Road, Sedbergh, Cumbria, LA10 5AU

24 Bainbridge Road is spacious three-bedroom terraced property situated in a desirable location, close to Sedbergh's many amenities.

On entering the property there is a hallway leading to the lounge, sitting room and stairs to the first floor. The lounge, to the front of the property, is spacious, with a large bay window, along with neutral decoration and high ceilings making the space feel bright and airy.

To the rear of the property is a second reception room, which leads to the kitchen and downstairs WC, which are part of a later extension. Stairs lead to the first floor, where there are three well-proportioned bedrooms and a great family bathroom. Bedroom one is an L shape, providing ample room for a bed and additional storage. Bedroom two is a good-sized double situated to the front of the property. Finally, bedroom three, a substantial single bedroom also positioned to the front of the property. The bathroom is fitted with a bath, toilet, pedestal wash hand basin and walk-in shower.

The accommodation is in need of a little modernisation, providing a perfect opportunity to create your own home.

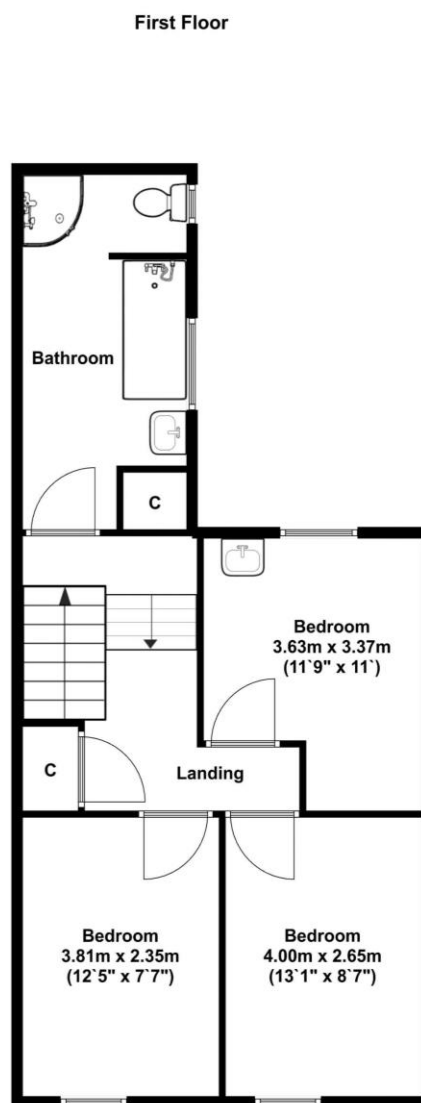
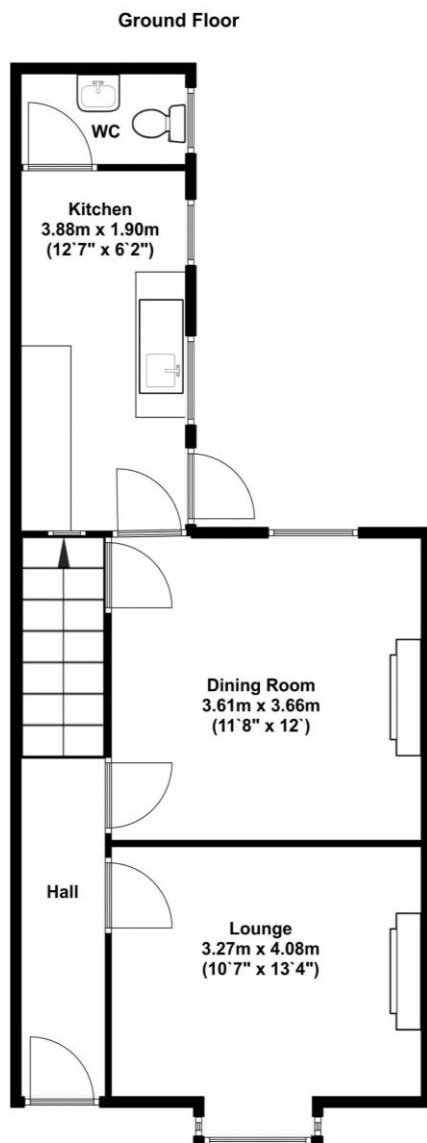
Externally there is a small garden to the front and rear patio area. There is a right of access at the end of the terrace to the back of number 24, where a small car can be parked.

24 Bainbridge Road has been well maintained, with recent roofing on both the original house and newer extension along with UPVC modern fitted windows.

Viewings highly recommended to appreciate this space.

£225,000 OIRO





SERVICES

Mains Gas, Electric, Water and Drainage

TENURE

We are advised by the vender that the property is Freehold

COUNCIL TAX BAND

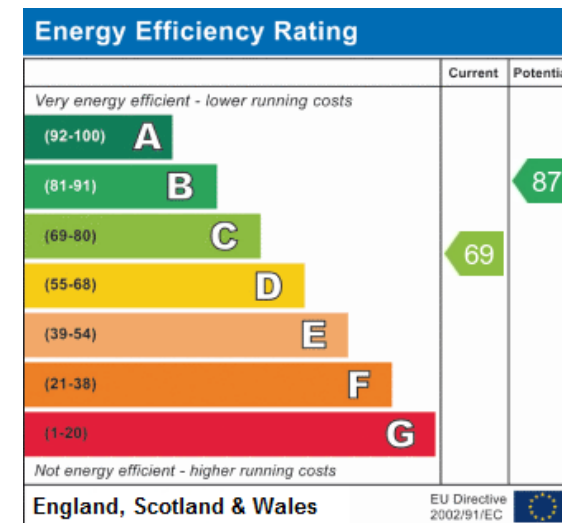
We are advised that the property is currently in Band C

DIRECTIONS

Take a turn at the Dalesman pub onto Howgill Lane, Bainbridge Road is the next turn on the right. 24 Bainbridge Road is about half way down on the left hand side.

REFERAL FEES

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
 On The Market – Member of staff £4.00 for each email alert



Address:
24 Bainbridge Road, Sedbergh

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