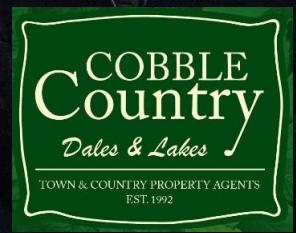




66 Bainbridge Road
Sedbergh, Cumbria, LA10 5AU





66 Bainbridge Road Sedbergh, Cumbria, LA10 5AU

A substantial property offering a great opportunity for renovation.

66 Bainbridge Road is a substantial 5/6-bedroom end of terrace property, situated in a desirable location close to Sedbergh's amenities.

The accommodation is spread over three floors, comprising of: A large entrance hall, leading to the lounge at the front, kitchen, and dining room to the rear.

To the first floor, two good-sized bedrooms and a spacious sitting room, finished with a well-established bathroom.

To the second floor, three further bedrooms, all accommodating great eaves storage, original wooden flooring and large windows allowing in lots of natural light.

All rooms benefit large windows and high ceilings allowing light to diffuse throughout the property.

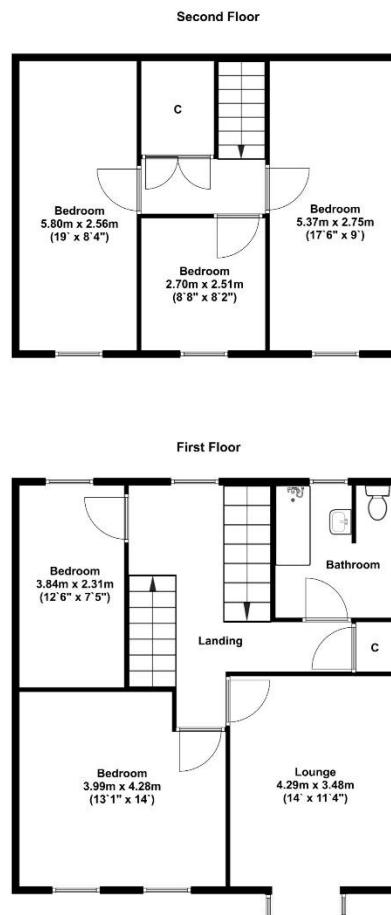
Externally there is a rear yard and good sized lawned garden, along with a great stone-built store.

66 Bainbridge Road represents a unique opportunity to create a desirable home on a superb plot and an ideal location.

Viewings highly recommended to appreciate this space.

Offers in the region of £250,000





A BIT ABOUT SEDBERGH

Situated in the Yorkshire Dales, Sedbergh hosts 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.

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 or warranty in relation to this property.

SERVICES

Mains Gas, Electric, 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

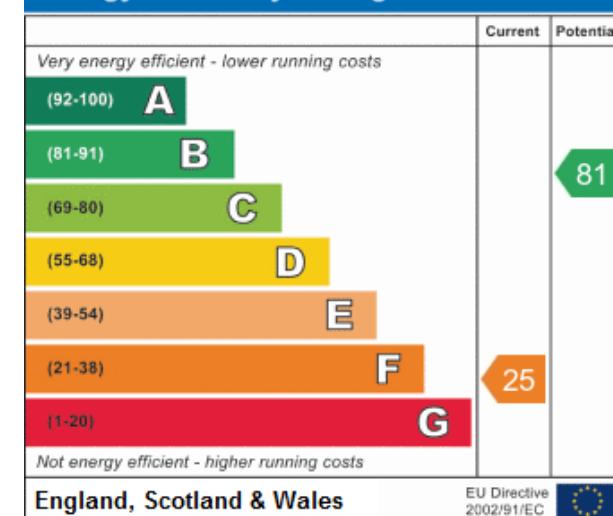
DIRECTIONS

Take a turn at the Dalesman pub onto Howgill Lane, Bainbridge Road is the next right. 66 Bainbridge Road is the very end property on the left hand side, at the top of Bainbridge Road.

REFERRED 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 / Inventurries – Cobble Country £50.00
 On The Market – Member of staff £4.00 for each email alert

Energy Efficiency Rating



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