



22 BAINBRIDGE ROAD

SEDBERGH, LA10 5AU

£300,000
FREEHOLD

22 Bainbridge Road is a well-built, spacious three-bedroom terraced property situated in a desirable location, close to Sedbergh's many amenities. Accommodation in brief comprises of a lounge, dining room, kitchen downstairs wc. To the first floor is the house bathroom and 3 double bedrooms. The property benefits from enclosed front and rear gardens, garage and parking.

COBBLE
Country
Dales & Lakes
TOWN & COUNTRY PROPERTY AGENTS
EST. 1992

22 BAINBRIDGE ROAD

- Lounge with bay window and dining room
- Fully fitted kitchen
- 3 well proportioned bedrooms
- Good sized family bathroom
- Front and rear garden
- Garage with parking and on street parking
- Superb views of Winder
- Centrally located, close to all Sedbergh's amenities
- Good links to the M6 Motorway and Lake District



Lounge

This inviting lounge boasts a feature fireplace set within an ornate surround. A large bay window which provides plenty of natural light. Original wooden flooring that adds warmth and character to the space.

Dining Room

The dining room is a charming space warmed by natural light. It comfortably fits a dining table with chairs and has built-in cupboards for storage.

The wooden floor and traditional style light fitting add to the room's classic character.

Kitchen and Downstairs WC

Adjoining the dining room to the rear of the property is the kitchen with a practical, galley-style layout fitted with a range of cream-coloured cabinets topped with grey work surfaces.

Appliances include a gas hob, washing machine, and stainless steel sink with drainer. A door leads to a small WC at the rear, completing this functional kitchen space.

Bedroom 1

Bedroom 1 contains space for a double bed positioned beneath a window that fills the space with daylight. The room is simply presented with

neutral décor and wood flooring, creating a peaceful and restful atmosphere.

Bedroom 2

Bedroom 2 offers space for a double bed and additional furniture by a window dressed with patterned curtains. The room is neutrally decorated with a wooden floor, providing a calm and inviting space.

Bedroom 3

Bedroom 3 is a smaller double room with a window overlooking the outside. It benefits from built-in storage cupboards and a simple, neutral scheme with natural wood flooring.

Bathroom

The bathroom is fitted with a traditional white suite including a bathtub, wash basin, toilet and separate shower cubicle, containing a newly fitted electric shower.

The room features tiled walls and wooden flooring, offering a practical and functional space.

Gardens

22 Bainbridge Road benefits from an enclosed front and rear garden.

The rear garden is a private outdoor space including a lawn bordered by shrubs and bushes,

as well as a section of patio that is ideal for outdoor seating enclosed by a fence and stone wall.

Adjacent is a detached garage with a driveway, providing useful storage and parking options.

Viewings highly recommended to appreciate this space, please contact the office for further information.

DIRECTIONS

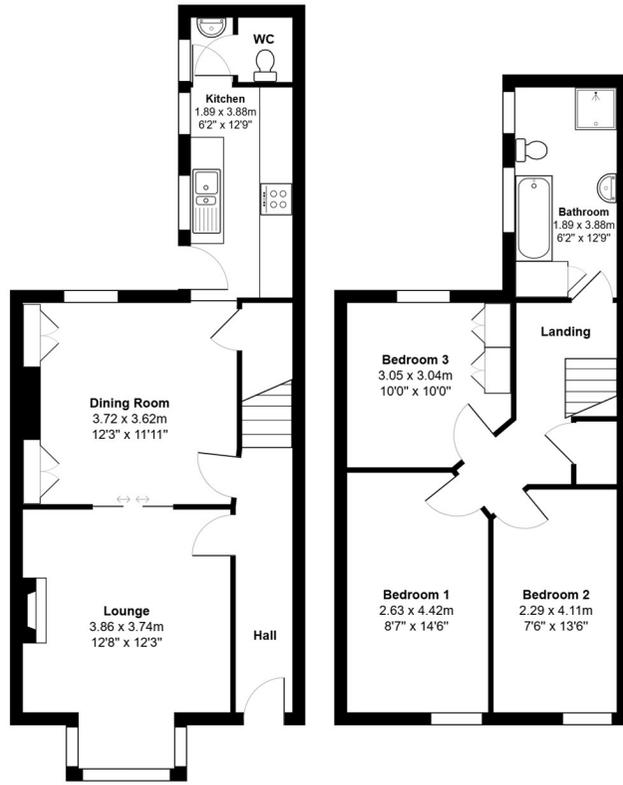
Take the turning up the hill by The Dalesman pub onto Howgill Lane. Bainbridge Road is the next turning on the right. 22 Bainbridge Road is about half way down on the left hand side.

REFERRALS INFORMATION

We may receive a referral fee from solicitors or mortgage advisors. Full details are available on request.

22 BAINBRIDGE ROAD





Ground Floor First Floor
 For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Cobble Country
 59 Main Street
 Sedbergh
 Cumbria
 LA10 5AB

01539621000
 Sedbergh@cobblecountry.co.uk

