



46 Bainbridge Road, Sedbergh  
£360,000





## 46 Bainbridge Road

### Sedbergh

A Victorian terraced period residence with beautiful far reaching views from the rear aspect located within the popular market town of Sedbergh, conveniently placed for the many local amenities and offering easy access to the market towns of Kirkby Lonsdale and Kendal, the Yorkshire Dales and Lake District National Parks and Junction 37 of the M6.

Nestled in a sought-after location, this Victorian terraced property although is in need of modernization offers a great opportunity to create a fine family home. Boasting six bedrooms, this abode is sure to captivate those with a vision for restoration. The ground floor comprises two reception rooms, including a sitting room and dining area, as well as a fully fitted kitchen with convenient access to the rear garden.

Ascend the stairs to discover four double bedrooms on the first floor and two additional double bedrooms on the second floor. The first-floor hosts a four-piece suite bathroom, while the second floor features an en-suite bathroom for added convenience.

Step into the expansive outdoor space, where the fully enclosed rear garden beckons with stunning far-reaching views of the surrounding hills. You will find a paved patio seating area and a lawn punctuated by charming planted beds. At the rear, a substantial store provides ample storage. To the front, a paved patio area awaits, ideal for garden furniture and potted plants. The property also includes on-street parking, ensuring that convenience is at the forefront. An idyllic blend of urban accessibility and tranquil natural beauty, this property promises a lifestyle of both elegance and comfort. A true gem awaiting its new owner to unlock its full potential.

- Victorian terraced property
- In need of modernization
- Two reception rooms with a sitting room and dining room
- Fully fitted kitchen with access to the rear garden
- Four doubled bedrooms on the first floor and two double bedrooms on the second floor
- Four piece suite bathroom on the first floor and an en-suite bathroom on the second floor
- Front and rear gardens with the rear garden being fully enclosed
- On street parking to the front
- Easy access to the towns amenities
- Road links to the M6 Motorway, Lake District National Park and the Yorkshire Dales

#### **DIRECTIONS:**

Enter Sedburgh via the A684 and upon entering the town, pass the Spar on the left and continue to take the second left turn into Highfield Road. Proceed to the end of Highfield Road, turn left and then immediately turn right on to Bainbridge Road to find number 46 located on the left.

**WHAT3WORDS:**:///swooned.grid.foot

**COUNCIL TAX: D**

**TENURE: Freehold**

**EPC RATING: E**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







## GROUND FLOOR

### ENTRANCE HALL

15' 2" x 3' 2" (4.62m x 0.97m)

### SITTING ROOM

12' 1" x 11' 10" (3.68m x 3.60m)

### DINING ROOM

13' 5" x 12' 2" (4.08m x 3.72m)

### KITCHEN

13' 7" x 9' 8" (4.13m x 2.95m)

### PORCH

4' 8" x 2' 11" (1.43m x 0.90m)



**FIRST FLOOR**

**LANDING**

9' 11" x 6' 0" (3.03m x 1.83m)

**BEDROOM**

13' 9" x 8' 5" (4.18m x 2.57m)

**BEDROOM**

13' 0" x 12' 0" (3.96m x 3.66m)

**BEDROOM**

11' 11" x 11' 6" (3.63m x 3.51m)

**BEDROOM**

10' 6" x 9' 11" (3.21m x 3.02m)

**BATHROOM**

10' 7" x 8' 0" (3.23m x 2.45m)

**SECOND FLOOR**

**LANDING/STUDY**

12' 11" x 9' 4" (3.93m x 2.85m)

**BEDROOM**

15' 7" x 15' 0" (4.74m x 4.58m)

**EN-SUITE**

11' 8" x 6' 0" (3.55m x 1.83m)

**BEDROOM**

12' 2" x 8' 11" (3.70m x 2.73m)















## THW Estate Agents

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