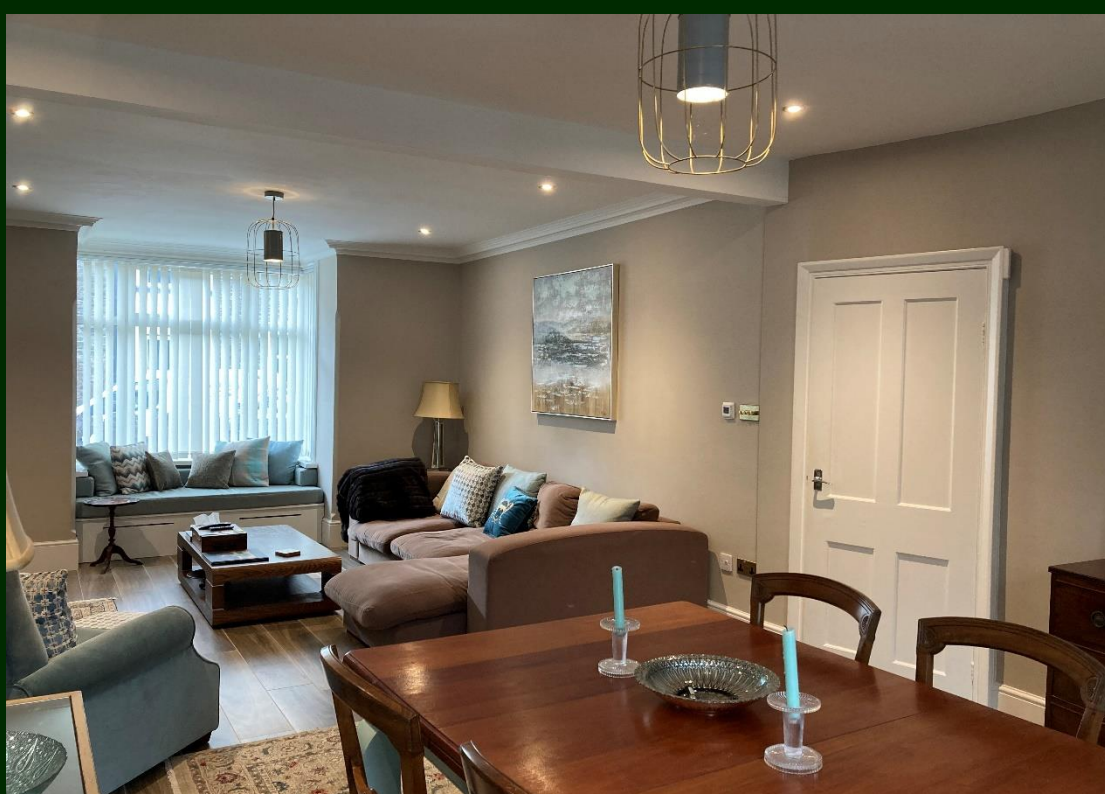




24 Bainbridge Road
Sedbergh, Cumbria LA10 5AU

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



24 Bainbridge Road, Sedbergh, Cumbria LA10 5AU

24 Bainbridge Road is a 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 open plan lounge dining room and stairs to the first floor. The lounge dining room is a large space with a bay window seat to the front and coal effect gas fire in feature fireplace and hearth surround. Neutral decoration and high ceilings making the space feel bright and airy. To the rear of the property which is part of a later extension is the modern kitchen which has plenty of wall and base units, extractor fan, electric hob and eye level electric oven. At the end of the kitchen is the downstairs wc.

Stairs lead to the first floor where there are three well-proportioned bedrooms and a good sized family bathroom. Bedroom one to the rear of the property is an L shape double providing ample room for a bed and additional storage. Bedroom two and three are both to the front, one being a good-sized double and the other a substantial single. The house bathroom is fitted with a bath, wc, pedestal wash hand basin and corner shower cubicle.


Externally there is an enclosed small garden to the front and rear patio area.

24 Bainbridge Road has been recently modernised throughout, well maintained since ownership and benefits from UPVC double glazing. There is underfloor heating throughout the ground floor along with the house bathroom.

Viewings highly recommended to appreciate this space.

Guide price £280,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

SERVICES

Mains electric, gas, water and drainage.

TENURE

We are advised by the vender that the property is Freehold.

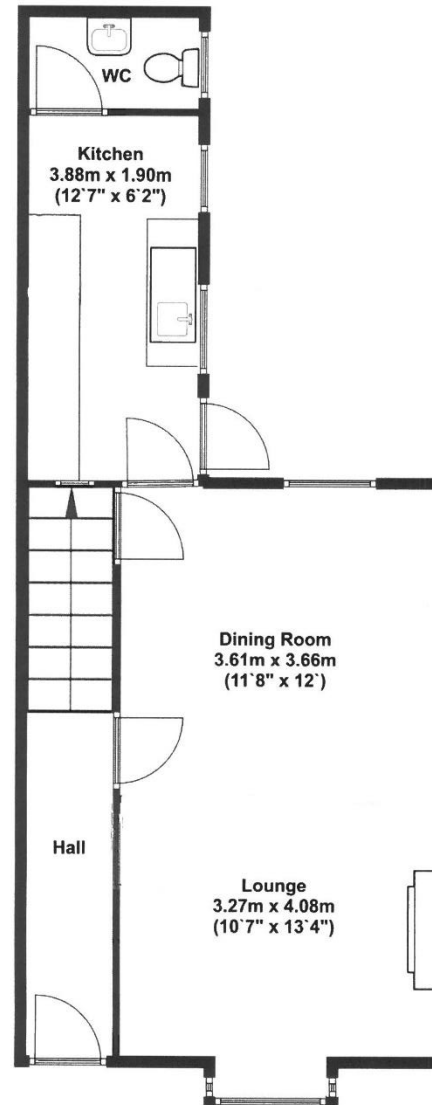
COUNCIL TAX BAND

We are advised that the property is currently in Band C.

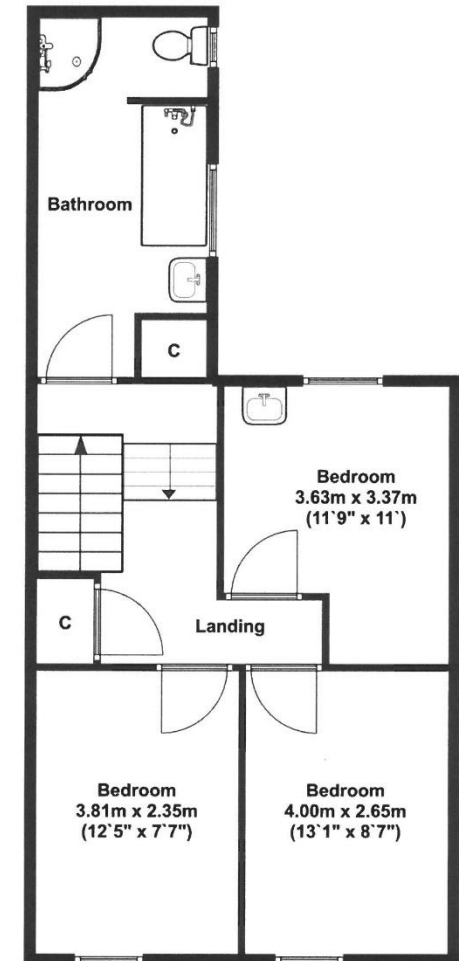
DIRECTIONS

Take the turn by the Dalesman onto Howgill Lane, take a right hand turn at the top of the hill onto Bainbridge Road, number 24 is about a third of the way down on the left hand side.

Ground Floor



First Floor



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:

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