



2 Rawthey Gardens  
Sedbergh, Cumbria, LA10 5DZ

Cobble Country  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*







## 2 Rawthey Gardens, Sedbergh, Cumbria LA10 5DZ

2 Rawthey Gardens is a terraced three-bedroom property nestled in the quiet Rawthey Gardens development, to the west of the market town of Sedbergh. The house has great access to a variety of shops, schools and medical services such as doctor's surgery, dentist and pharmacy.

Entering the ground floor, you will find an entrance hall leading to the living room, at the front of the property. This space has a large window allowing plenty of natural light into the room. Adjoining the living room is the kitchen/diner to the rear, which comes equipped with plenty of wall and base units, additional shelves, stainless steel sink with drainer and integrated electric oven and hob. The open plan layout of the property ensures that the home is spacious, light and airy.

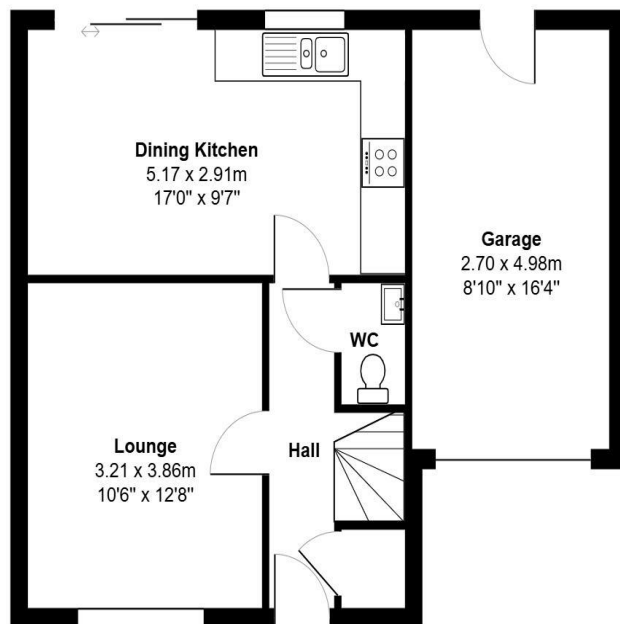
On the first floor, there are two generous double bedrooms, both at the front of the property with windows overlooking the development. One of which includes a large storage cupboard. The third bedroom is a good-sized single room that offers a view to the fields at the rear of the property. The house bathroom is central to the first floor and contains a white three-piece suite as well as a large corner shower.

Externally, the property comes with a driveway and garage, as well as a gravelled garden with some matured plants and bushes.

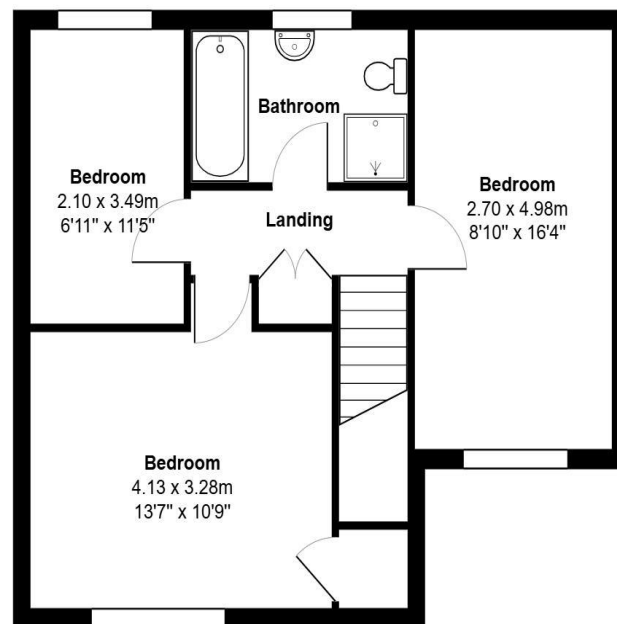
Viewings highly recommended to appreciate this property.

**Guide Price £275,000**





**Ground Floor**



**First Floor**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## SERVICES

Mains electric, gas, water and drainage.

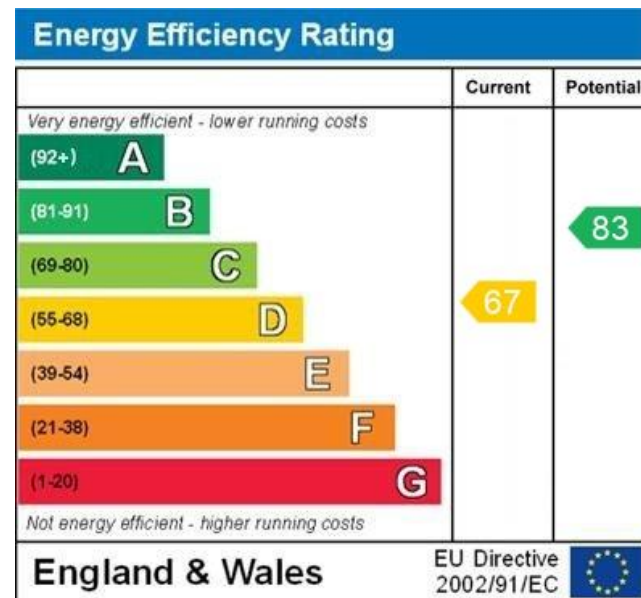
## TENURE

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

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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## DIRECTIONS

From Sedbergh Town Centre, follow Station Road to the west of the town. Take the first left after Morphets Garage, down Busk Lane. Take the first right on to Rawthey Gardens No. 2 is the the left of the development.

**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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