



30 Bainbridge Road
Sedbergh, Cumbria LA10 5AU

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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30 Bainbridge Road is a spacious Victorian property in a highly sought after area, close to all local amenities and the Main Street of Sedbergh. With potential to be a superb family home.

Accommodation comprises of two good-sized reception rooms to the ground floor, the lounge benefiting from a large front facing bay window and feature fireplace. The dining room/second reception also has a gas fire, useful cupboard, and access to a large under stairs cupboard for storage. The kitchen has a range of wooden wall and base units, a stainless-steel sink with drainer and free-standing gas oven and hob. There is a side external door providing access to the rear of the property.

An original staircase leads from the ground floor to the first, half landing with access to the bathroom and separate WC. The bathroom comprises of a large shower cubicle and wash basin. Two double bedrooms are located on this level, with a further two located on the top floor, one benefiting from a large eaves storage space.

Externally, there is a rear garden with patio and lawn, its own driveway, useful detached garage (5.8 x 2.8) and wonderful fell views.

The house benefits from double glazing throughout, main gas, electric, water and drainage.

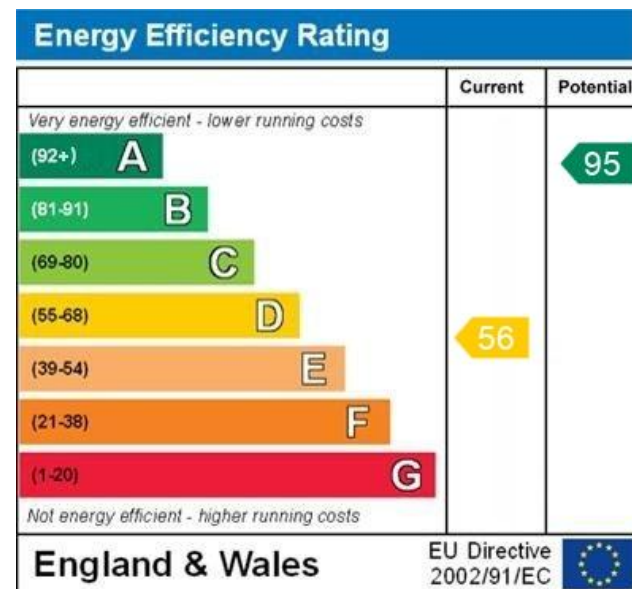
Viewings highly recommended to understand this property.

Sealed Bids, Offers over £220,000





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains gas, electric, 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 D.

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 30 is the end terrace property about half way down on the left hand side.

REFERRALS INFORMATION

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

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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