



The Hollies, Station Road
Sedbergh, Cumbria LA10 5DL

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



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The Hollies is a two-bedroom detached bungalow to the west of the historic market town Sedbergh. Within walking distance of the towns many amenities this property has fantastic access to the health centre, convenience stores and a variety of pubs and cafes.

On entering the property, you are met with an entrance hall that provides access to the full accommodation. To the west of the house is the living room, a large front facing bay window provides plenty of natural light to this room, additionally the room is fitted with a gas fire. Opposite the living room is the first double bedroom, with a matching bay window.

There is the second double bedroom overlooking the rear garden. The shower room contains a white three-piece suite with cubicle shower. Accommodation is completed by a kitchen fitted with a range of wall and base units, stainless-steel sink, ceramic hob and integrated appliances including the oven. Adjoining utility room containing a further stainless-steel sink with drainer and base kitchen units.

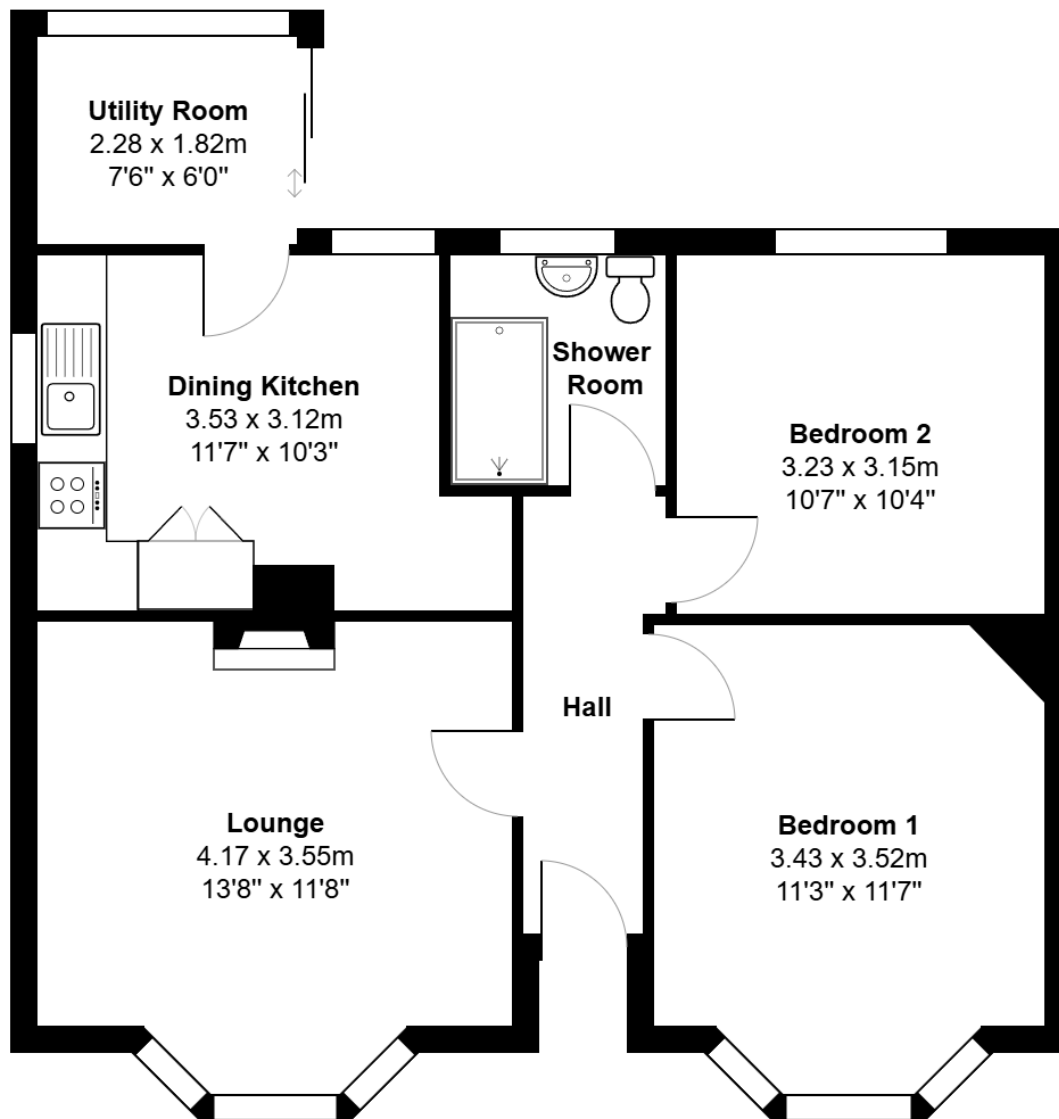
Externally to the front of the bungalow is a walled garden with mature hedges and access to the rear garden which comprises of a large, graveled yard, a small shed and a garage.

The bungalow benefits from mains gas, electric, water and drainage, and has UPVC double glazing throughout.

Currently in need of some modernisation, this bungalow is a fantastic opportunity to put your own stamp on a highly sought after property. Viewings recommended to appreciate this space.

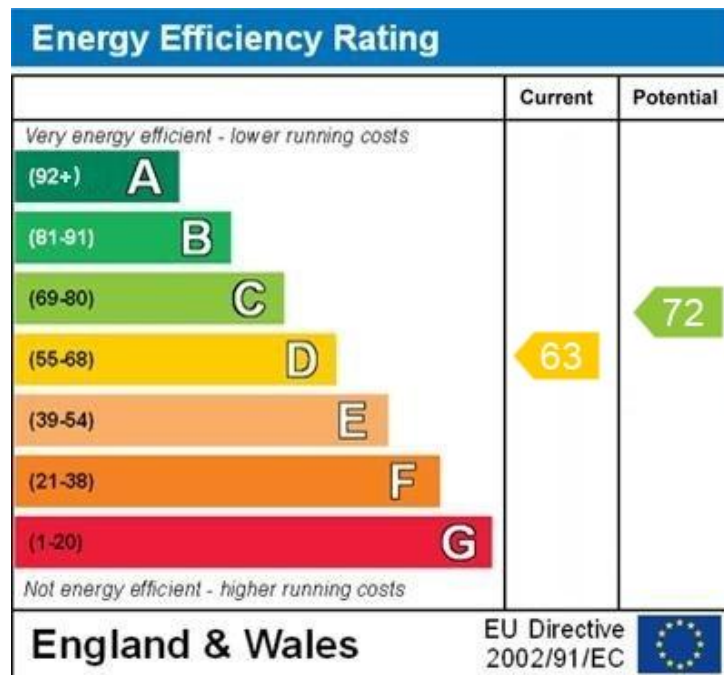
Guide Price £250,000





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

DIRECTIONS

From our office following Station Road towards Kendal, passed the turning for Spar, The Hollies is the first detached bungalow on the right.

REFERRALS INFORMATION

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

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

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: Sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk