

22 Bainbridge Road
Sedbergh, Cumbria LA10 5AU

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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22 Bainbridge Road is a well-built, spacious three-bedroom terraced property situated in a desirable location, close to Sedbergh's many amenities. The property has been in the family for over 65 years.

On entering there is a hallway leading to the lounge, dining room, kitchen and stairs to the first floor. The lounge to the front of the property is spacious, with a large bay window and high ceilings making the space feel bright and airy. To the rear is the dining room with under stairs cupboard following onto to the fully fitted kitchen and downstairs WC.

To the first floor there are 3 well-proportioned bedrooms and a good-sized family bathroom. 2 of the bedrooms are to the front of the property, the 3rd at the rear with the bathroom. The bathroom is a cream 4-piece suite comprising of a bath, toilet, pedestal wash hand basin and shower unit.

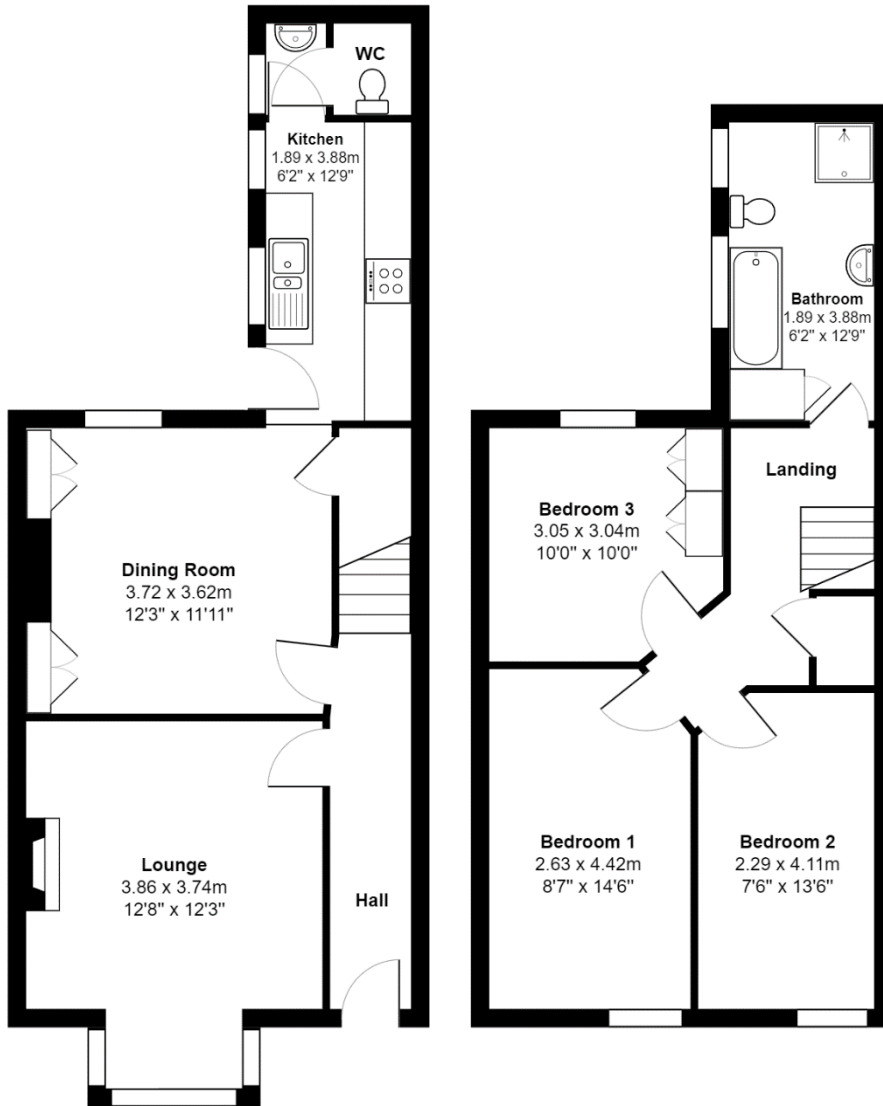
The accommodation is in need of a little modernisation, providing a perfect opportunity to create a desirable home, ideal first home or investment property. There is gas central heating and ample storage space throughout.

Externally there is a small garden to the front and an enclosed rear lawned garden with planted borders and patio area. There is access to the good-sized garage and parking. On street parking is also available.

Viewings highly recommended to appreciate this space.

Guide price £280,000

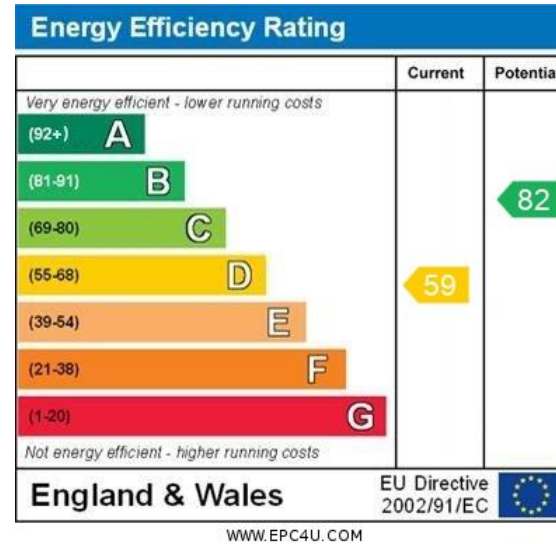




Ground Floor

First Floor

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

Main 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 turning up the hill by The Dalesman pub onto Howgill Lane. Bainbridge Road is the next turning on the right. 22 Bainbridge Road is about half way down on the left hand side.

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.

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

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