

Christopher Whelan

2 Back Lane, Sedbergh LA10 5BX



Price £189,000

An opportunity to purchase an old stone built property imaginatively and comprehensively modernised to an extremely high standard to provide living kitchen extended to the rear into conservatory style dining area, metal spiral staircase up to bedroom and shower room on the first floor and again to bedroom with open plan ensuite bathroom on the second floor.

Small yard and laundry at rear.



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General

Under floor heating to ground floor. Pressurised hot and cold water system. Fully re-wired with brushed aluminium fittings throughout.

Convenient for Town Centre with car park close by. Residents' parking permits available.

Accommodation (All measurements are approximate)

Living Kitchen 7.37m x 2.82m (24ft 2in x 9ft 3in)

Open plan occupying the whole of the ground floor with the breakfast area.

Kitchen fitted with oak cupboards and built in dishwasher, fridge, ceramic hob and double oven. Polished granite worktop to units. Gas boiler in useful store cupboard.

Living room area with open natural stone fireplace fitted for gas fire. TV and telephone points.

Downlighters. Tile floor throughout ground floor



Conservatory style Dining area

2.03m x 2.64m (6ft 8in x 8ft 8in)

Timber framed double glazed conservatory style affording the maximum use of area and light at the rear of the property, including French doors leading to rear yard.



Bespoke metal staircase leading up from the living kitchen to the first floor landing with glazed doors to

Front Bedroom 1 3.71m x 2.95m (12ft 2in x 9ft 8in)

Downlighters. Radiator. Fireplace with gas service. Polished timber floorboards.



Shower room

Fully tiled. Shower cubicle. WC, bracket basin. Extractor. Heated towel rail. Illuminated mirror.



Spiral stairs up again to second floor and

Bedroom 2 with open plan en suite bathroom 6.10m x 2.82m (20ft 0in x 9ft 3in)

Occupying the whole of the top floor under the roof. Fully tiled bath area. Bath, basin and WC. Heated towel rail, extractor. Exposed beams. Downlighters Storage under eaves. Polished timber floorboards.



Outside

Small flagged yard with Laundry room off.

Services

Mains gas, electricity, water and drainage

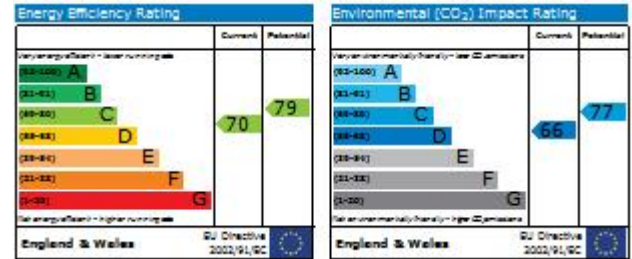
Council Tax

Band A £1033.60 2010/11

Tenure

Freehold

EPC Graph



There is a HIP available for this property

Local Authorities: South Lakeland District Council, Kendal. Cumbria County Council, Carlisle

Planning Authority: Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn. N.Yorkshire DL8 3EL.

If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.

Viewing strictly by appointment only.

Telephone: 01539 620293 Fax 01539 621650

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statement or representation of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.