

Christopher Whelan

22 Thornsbank, Sedbergh LA10 5LF



£184,000

3 bedroom property on this popular, matured estate on the outskirts of Sedbergh but still within walking distance of Town Centre.

Lounge, kitchen/diner, pantry, bathroom, outhouse with WC.

uPVC double glazed windows.

Garden to front and rear.

Locals only restriction applies.



Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
property@chriswhelan.co.uk www.chriswhelan.co.uk
Tel: 015396 20293 Fax 015396 21650

General

Gas central heating throughout. uPVC double glazed windows.

Built 1957. Rewired 10 years ago.

Accommodation (All measurements are approximate)

Entrance Hall

Stairs up. Fitted carpet. Radiator.

Lounge

3.76m x 5.05m (12ft 4ins x 16ft 7ins)

Coal effect gas fire with fire surround. Satellite cable. Fitted carpet. Radiator.



Kitchen /diner 3.25 x 5.05m (10ft 8ins x 16ft 7ins)
reduces to 2.82 (9ft 3ins)

Range of wall and base units, gas hob, electric oven, 1½ bowl stainless steel sink. Plumbed for washer, space for dishwasher. Tiled splash. Cushioned vinyl floor covering. Radiator.

Double doors to yard. Back door.

Pantry off. Understairs cupboard.



Bedroom 1 **3.76 x 2.46m (12ft 4ins x 8ft 1ins)**
 L shaped with cupboard over stairs. TV point. Curtain rails. Carpet. Radiator.



Landing
 Smoke alarm. Fitted carpet.

Bedroom 2 **3.38m x 3.51m (11ft 1ins x 11ft 6ins)**
 At front of property. Built in cupboard. Fitted carpet. Radiator.



Bedroom 3 **3.56m x 4.6m (11ft 8ins x 15ft 1in)**
 At rear of property. 2 windows. Fitted carpet. Radiator. Boiler cupboard off. Worcester gas boiler.



Bathroom **1.80m x 2.08m (5ft 11ins x 6ft 10ins)**
 Panel bath with electric shower over, WC and pedestal basin. Tile splash. Extractor. Vinyl flooring. Radiator. Airing cupboard with radiator.



Attic
 Possibility to convert to living accommodation.

Outhouse **3.86m x 2.44m (12ft 8ins x 8ft 0ins)**
 WC. Store. Workshop power & light.

Outside
 Gravelled and flagged garden to front. Flagged patio to rear. Garden shed. HD satellite dish. Access from rear garden to shared alley to front. Back bedroom over alley. Neighbours front bedroom over alley.

Services
 Mains gas, electricity, water and drainage

Council Tax
 Band B £1214.26 2011/12

Tenure
 Freehold.

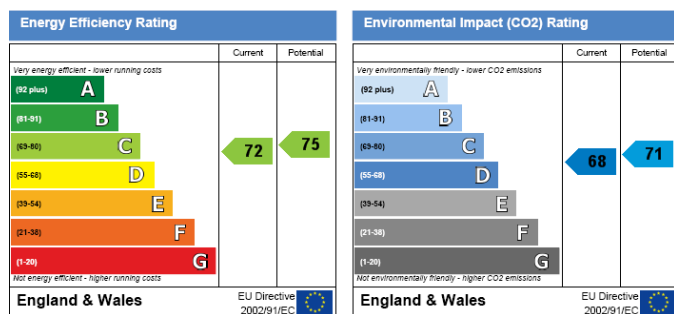
Floorplan



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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EPC Graph

Address: 22, Thornsbank, , SEDBERGH, LA10 5LF
RRN: 0287-2838-6294-9229-5035



Directions

From our office continue to the end of Main Street, turn left onto Long Lane, follow A683 for a few hundred yards. Turn left onto Thornsbank, No. 22 is part way up the hill on the right.

Locals Only Restriction

To qualify one of the buyers must have lived or worked in Cumbria for the last 3 years.

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.