

**Christopher
Whelan**

3 Guldrey Lane, Sedbergh LA10 5DS



Price £210,000

**True two bedroom bungalow within easy walking distance of Town Centre.
Modernisation just completed.
Lounge, dining kitchen, utility, bathroom.
Gardens front and rear**



**Auctioneers, Estate Agents & Property Managers
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Tel: 015396 20293 Fax 015396 21650**

General

Floors lifted and insulated. Joists replaced or reinforced.
Upvc double glazing. Mainly chipboard flooring with laminate over, or carpet.
Cavity wall insulation. Loft insulated.

Accommodation (All measurements are approximate)

Lounge 3.33m x 4.50m (10ft 11in x 14ft 9in)

Gas coal effect fire in wood and marble effect surround.
Bay window. Radiator. Laminate wood floor.



Kitchen/Diner 3.23 x 4.5m (10ft 7ins x 14ft 9ins)

Range of wall and base units. Gas hob. Electric oven.
Extractor fan. Built in fridge and freezer. Laminate floor.



2 steps down to

Utility 2.13m x 3.15m (7ft x 10ft 4in)

Plumbed for washer. Stainless steel sink. Valliant gas boiler. Re-roofed, slate.

Store off 2.03m x 0.89m (6ft 8in x 2ft 11in)

Bathroom 2.03m x 2.08m (6ft 8in x 6ft 10in)

Part tiled. New suite. Bath with electric shower over. Shower curtain. WC. Pedestal basin. New Velux roof light. Chrome towel radiator. Extractor. Boarded floor and timber replaced.



Bedroom 1 3.33m x 3.38m (10ft 11in x 11ft 1in)

Bay window. Curtain pole. Radiator. Boarded floor timber replaced, insulated. Carpet.



Bedroom 2 3.25m x 2.44m (10ft 8in x 8ft)

Radiator. Boarded floor and timber replaced, insulated. Carpet.



Corridor 3.23m x 0.84m (10ft 7in x 2ft 9in)

Outside

Small garden front and rear. Timber garden shed.

Services

Mains water, gas, electricity, drains. Guldrey Lane is an unadopted road.

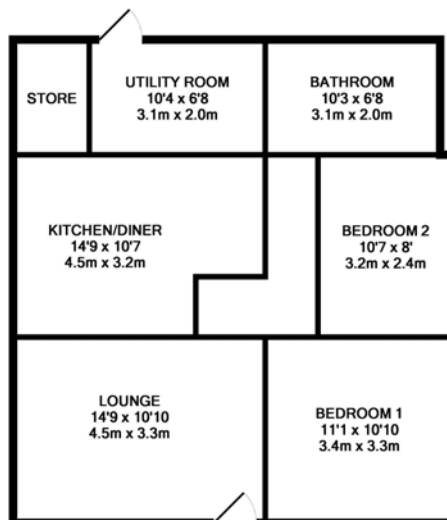
Council Tax

Band C £1378.14 payable 2010/11

Tenure

Freehold

Floorplan

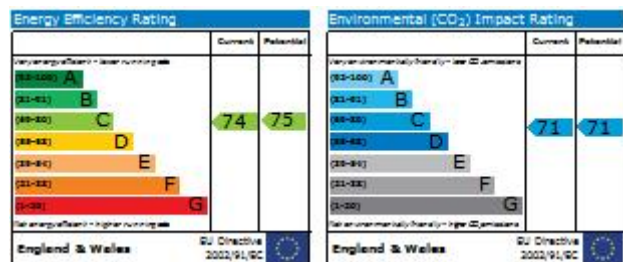


TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

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



Directions

On road into Sedbergh from Kendal take left turn immediately after RS Morphets Garage the bungalow is the second on the right next to the car park.

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.