

Christopher Whelan

40 Bainbridge Road, Sedbergh LA10 5AU



Offers Over £235,000

Stone built mid terrace three bedroom property situated on a popular road close to the centre of Sedbergh.

Accommodation comprises open plan lounge/dining room and modern fitted kitchen on ground floor, two bedrooms and family bathroom on first floor, and master bedroom on second floor.

**Rear yard with dog kennel and small lawned garden.
Small garden to front.**



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General

Stone built.
Gas fire in lounge area new February 2008.

Accommodation (all measurements are approximate)

Entrance Porch and Stairway

Fitted carpet. Radiator. Hardwood door.

Lounge/Diner

Through room with double glazed bay window.



Dining area 3.38m x 3.28m + 1.37m into bay
(11ft 1in x 10ft 9ins + 4ft 6ins into bay)

Fireplace with coal effect gas fire. Curtain rails. Carpet. Wall light. Radiator.



Lounge area 4.37m x 4.34m (14ft 4ins x 14ft 3ins)

Coal effect gas fire, Built in cupboard. Wall lights. Radiator. Stained timber floor. Under stairs Storage.



Kitchen 4.39m x 2.39m (14ft 5ins x 7ft 10ins)

Range of wall and base units under worktop housing
Stainless steel sink, tile splashback. Plumbed for washer
and dryer. Velux rooflight. Quarry tile floor. Radiator.
Hardwood back door.



Bathroom 2.49m x 1.55m (8ft 2ins x 5ft 1ins)

Roll top bath with shower taps, pedestal basin & WC. Tiled splash. Spotlights. uPVC double glazed window. Carpet. Towel Radiator.



Bedroom 1 At rear 3.53m x 2.44m (11ft 7ins x 8ft 0ins)

Built in cupboard housing cylinder. uPVC double glazed window. Curtain rail. Fitted carpet. Radiator.



Bedroom 2 3.35m x 4.14m max (11ft 0ins x 13ft 7ins max)

uPVC double glazed window. Fitted carpet. Radiator.



Landing

Smoke alarm. Carpet.

Stairs up to

Master Bedroom 5.97m x 4.14m (19ft 7ins x 13ft 7ins)

Dormer uPVC double glazed window. Velux rooflight. Exposed beam. Storage cupboards under eaves. Fitted carpet. Smoke alarm.



Loft

Newly insulated.

Outside

Small walled concreted yard. Blockwork dog kennel. Small lawned garden across path. Small garden to front.

Tenure

Freehold

Council Tax

Band C £1387.73.14 2011/12

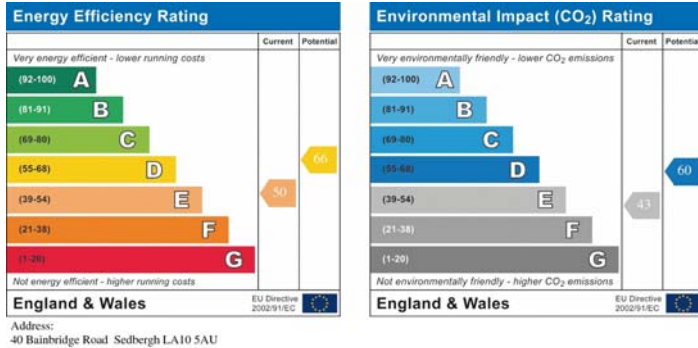
Services

Mains electric, gas, water and sewerage.

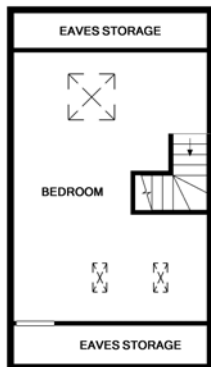
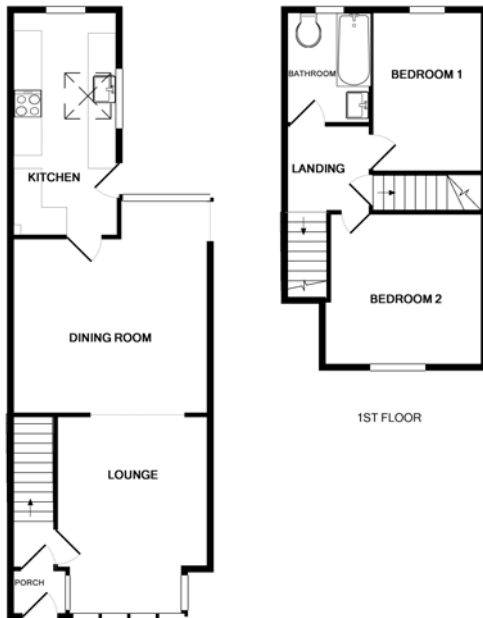
Directions

From the office, turn right up Joss Lane then first left onto Bainbridge Rd. Property is half way down on right.

Energy Performance Certificate



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

Viewing by arrangement.

Telephone: 01539 620293

Fax 01539 621650

All measurements are approximate

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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