

**Christopher
Whelan**

83 Main Street, Sedbergh LA10 5AB



£365,000

Opportunity to purchase a three bedroom house with integrated commercial premises on Main Street, Sedbergh.

Accommodation comprises kitchen, lounge/diner and commercial premises on ground floor, 3 bedrooms, ensuite shower room, and family bathroom on first floor.

Garden to rear with access through passageway. Two static sheds.



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General

Shop and residential premises have separate electricity supplies and entrances.

uPVC double glazed windows throughout the house (excluding shop).

Accommodation (All measurements are approximate)

Passageway

Security light in front section.

Entrance hallway 2.26m x 4.34m (7ft 5ins x 14ft 3ins)

Wood floor. Radiator. Burglar alarm for shop and house. Staircase. Double powerpoint.

Lounge 5.00m x 4.37m (16ft 5ins x 14ft 4ins)

Coal effect remote controlled gas fire in cast iron and oak fire surround. Radiator. Carpet. 6 double power points. Chimney (lined). Sky wiring. Carbon monoxide alarm.



Kitchen 3.86m x 2.39m (12ft 8ins x 7ft 10ins)

Range of wall and base units. Stainless steel sink. Tile splash. Plumbed for washing machine and dishwasher. Vinyl floor. uPVC double glazed door. Space for fridge and freezer.



Landing

Roof light. Radiator. IKEA Billy bookcases. 2 loft hatches. 2 single power points.

Bedroom 1 5.05m x 4.42m (16ft 7ins x 14ft 6ins)

To the rear. Double. Fitted bedroom furniture. Radiator. Carpet. 5 double powerpoints.



Ensuite shower cubicle. Electric shower. Tiled. Radiator.



Upstairs to:-

Bedroom 2 4.62m x 2.29m (15ft 2ins x 7ft 6ins)

To the front. Twin. Radiator. Spotlights. 2 double power points. Desk and drawer unit.



Bedroom 3 4.65m x 3.20m (15ft 3ins x 10ft 6ins)

To the front. Tile and timber fireplace and surround. Radiator. Carpet. 4 double power points.



Bathroom 2.84m x 2.39m (9ft 4ins x 7ft 10ins)

Shower cubicle, electric shower. Pedestal basin. WC. Jacuzzi bath. Part tiled. Downlighters. Radiator. Carpet.



Airing cupboard 0.86m x 2.39m (2ft 10ins x 7ft 10ins)

Vaillant gas boiler. Cylinder and water tank. Double powerpoint.

Attic

Over whole property. Limited head height. Part boarded. 2/3 insulated to current standards. Roof not lined.

Outside

Courtyard garden at rear. Raised decking for table and chairs. Outside tap.



Outside WC in lean to attached to house.

Shed 1 2.92m x 1.75m (9ft 7ins x 5ft 9ins)

Asbestos roof, light and power. Concrete floor.

Shed 2 2.03m x 3.56m (6ft 8ins x 11ft 8ins)

Adjoining shed. Sink, water, electricity. Concrete floor.



Shop **4.65m x 5.64m (15ft 3ins x 18ft 6ins)**
 Separate electric supply to shop. Separate entrances.

Suspended floor with ventilator fan. Carpet tiles. Tiled walls covered with insulation and cladding. Large bay display window, storage above and below window. 6 double power points. Telephone point. Smoke alarm.

Toilet
 WC, hand basin, electric heater, vinyl floor, extractor.



Floorplan

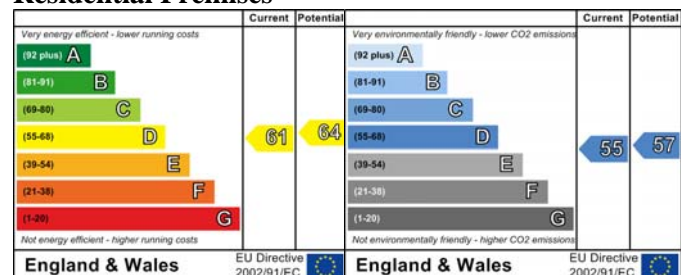


Services
 Mains water, gas, electricity, drains.
 No gas in shop.
 Sky, Satellite.

Council Tax
 Band B £1214.26 2011/12

Tenure
 Freehold.

EPC Graph Residential Premises



Commercial Premises
 Energy Efficiency rating 84, Band D. If you would like a full report, please do not hesitate to ask.

Directions
 83 Main Street is situated on the right hand side on Main Street, Sedbergh, opposite our office.

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.