

**Christopher
Whelan**

Ackworth, Station Road, Sedbergh LA10 5DL



Price £270,000

Deceptively large 3 double bedroom semi detached house within easy walking distance of Sedbergh Centre.

Kitchen, conservatory, open plan lounge dining room, downstairs WC, bathroom and boarded attic.

Double glazed and gas central heating.

A wheelchair lift is installed which could be made available to the new owner.



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General

Upvc double glazed windows throughout.
Reroofed 3 to 4 years ago. Loft approx 75% boarded ladder access.
Various aids have been installed for use by elderly or wheelchair users including a lift up to the first floor.
This will be removed and made good by completion of the sale or could be available for the buyer by separate negotiation.

Accommodation (All measurements are approximate)

Hallway

Cupboard under stairs. Fitted carpet.

Lounge/Diner

Lounge 3.48m x 3.10m (11ft 5ins x 10ft 2ins)

Open plan to dining area with two arches forming rooms each side of chimney with coal effect fire. Upvc double glazed Bay windows. Stripped pine floor. Lift for wheelchair use currently rises to bedroom 2 above



Dining area 3.91m x 3.10m (12ft 10ins x 10ft 5ins)

Upvc double glazed bay window. Stripped pine floor.



Downstairs WC

Fully tiled with WC, bracket basin and wall mirror.



Kitchen **4.19m x 3.05m (13ft 9ins x 10ft 0ins)**

Range of wall and base units under work top with electric cooker, cooker hood, space for fridge freezer and washer. 1½ bowl inset sink. Downlighters and spotlights.



Door to

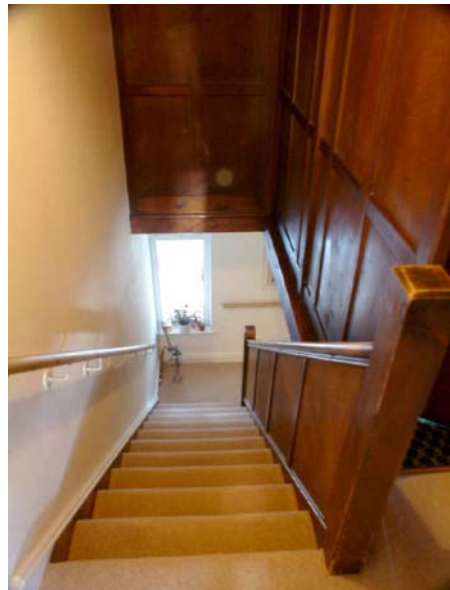
Conservatory **2.31m x 3.89m (7ft 7ins x 12ft 9ins)**

Upvc double glazed. Masonry plinth. Tile floor. Radiator. Light and power.



Stairs and Landing

Panelled stairway. Fitted carpet.



Bathroom

Separate WC

Corner bath with shower taps. Pedestal basin with wall mirror over. Part tiled part wood panel walls. Spotlight, electric wall heater, shaver point. Fitted carpet.



Bedroom 1 **3.48m x 3.02m (11ft 5ins x 9ft 11ins)**

Double sized bedroom at front of house. Picture rail, curtain rail, radiator. Stripped pine floor.



Bedroom 2 **3.91m x 3.10m (12ft 10ins x 10ft 2ins)**

Double sized bedroom. A lift is currently fitted rising from the lounge below for wheelchair use.

Bedroom 3 **4.22m x 3.10m (13ft 10ins x 10ft 2ins)**

Double sized bedroom at rear of house. Picture rail, curtain rail. Radiator. Stripped pine floor.



Outside

Gardens to front and rear with water feature and timber shed.

Disabled persons parking bay reserved on the road to the front of the property.



Services

Mains electricity, gas, water and drains.

Council Tax

Band D £1550.41 payable 2010/11

Tenure

Freehold

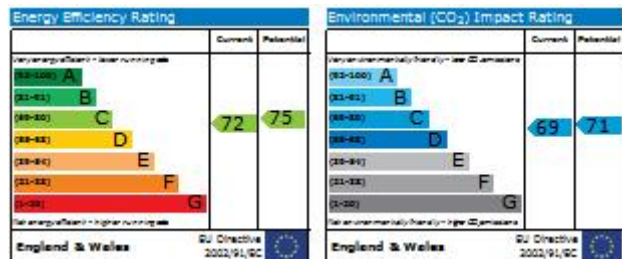
Floorplan



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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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.

EPC Graph



Directions

Located between R S Morphets Garage and the site of the new Spar and Health Centre on the A684

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