

2 RAWTHEY GARDENS

SEDBERGH, LA10 5DZ

£260,000
FREEHOLD

2 Rawthey Gardens is a terraced three-bedroom property nestled in the quiet Rawthey Gardens development, to the west of the market town of Sedbergh. The house has great access to a variety of shops, schools and medical services such as doctor's surgery, dentist and pharmacy.

Entering the ground floor, you will find an entrance hall leading to the living room, at the front of the property. This space has a large window allowing plenty of natural light into the room. Adjoining the living room is the kitchen/diner to the rear, which comes equipped with plenty of wall and base units, additional shelves, stainless steel sink with drainer and integrated electric oven and hob. The open plan layout of the property ensures that the home is spacious, light and airy.

On the first floor, there are two generous double bedrooms, both at the front of the property with windows overlooking the development. One of which includes a large storage cupboard. The third bedroom is a good-sized single room that offers a view to the fields at the rear of the property. The house bathroom is central to the first floor and contains a white three-piece suite as well as a large corner shower.

Externally, the property comes with a driveway and garage, as well as a gravelled garden with some matured plants and bushes.

Viewings highly recommended to appreciate this property.

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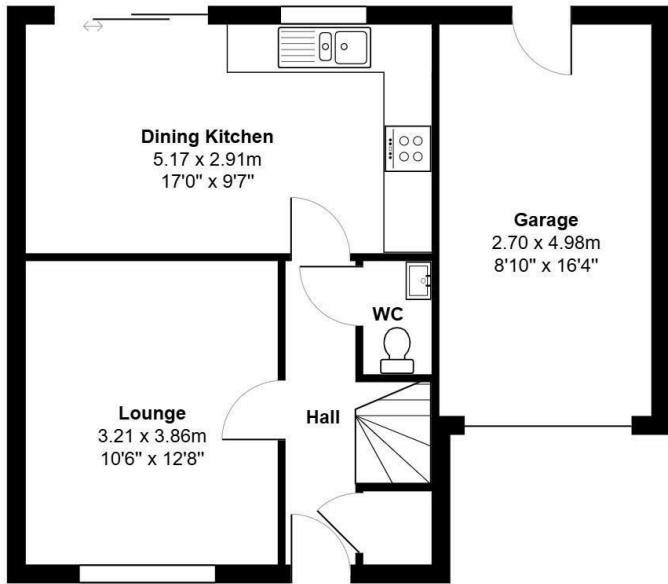
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- Open Plan Ground Floor
- Downstairs wc
- Three Generous Bedrooms
- Bathroom with White Three Piece Suite an Corner Shower
- Garage and Drive Way
- Garden to the Rear
- Good links to the M6 Motorway and Lake District
- No Chain

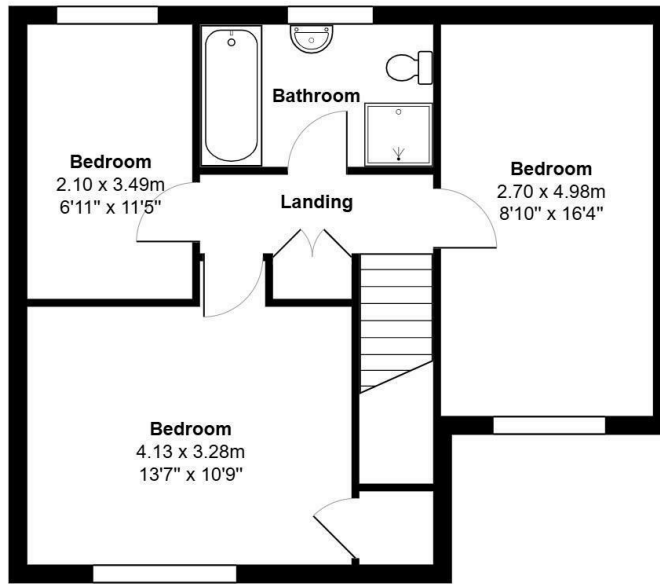


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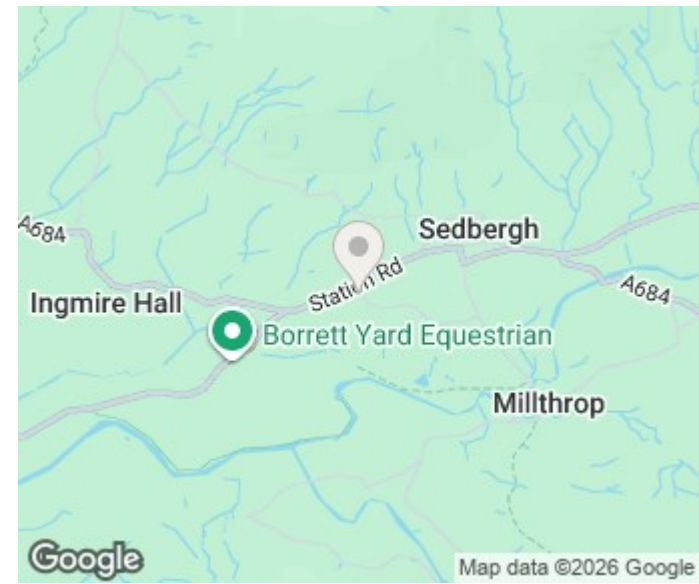


Ground Floor



First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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