



4 BAINBRIDGE ROAD SEDBERGH, LA10 5AU

£265,000
FREEHOLD

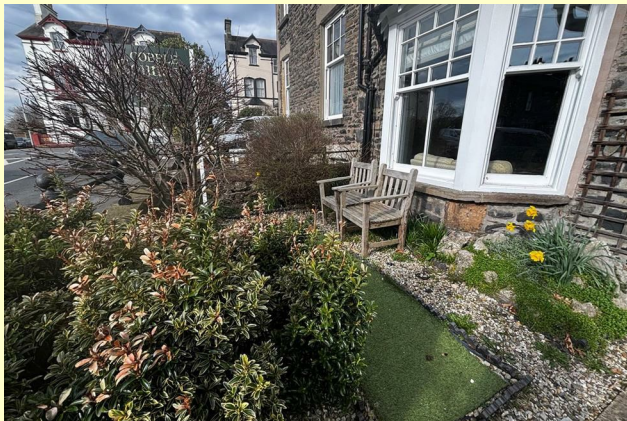
4 Bainbridge Road is a spacious three storey, two-bedroom terraced home located in the centre of Sedbergh with great access to the town's many amenities including schools, doctor's surgery, pubs and cafes.

On entering the property there is a hallway that leads to an open plan lounge and dining room which includes a feature fireplace with coal effect electric fire. A large bay window and two alcoves make the room feel spacious, light and airy. To the rear is a U-shaped kitchen equipped with plenty of wall and base units, gas hob, eye-level electric oven and stainless-steel sink with drainer. Off the lounge are the stairs to the basement which comprises of a versatile reception room and is currently being used as a games room. There is also a wc and a useful utility room with cupboards, stainless steel sink and drainer along with space and plumbing for washing facilities. Access to the rear patio and garden is through the utility room, the garden has plenty of space for patio furniture. The house also boasts a view of Winder to the rear of the property.



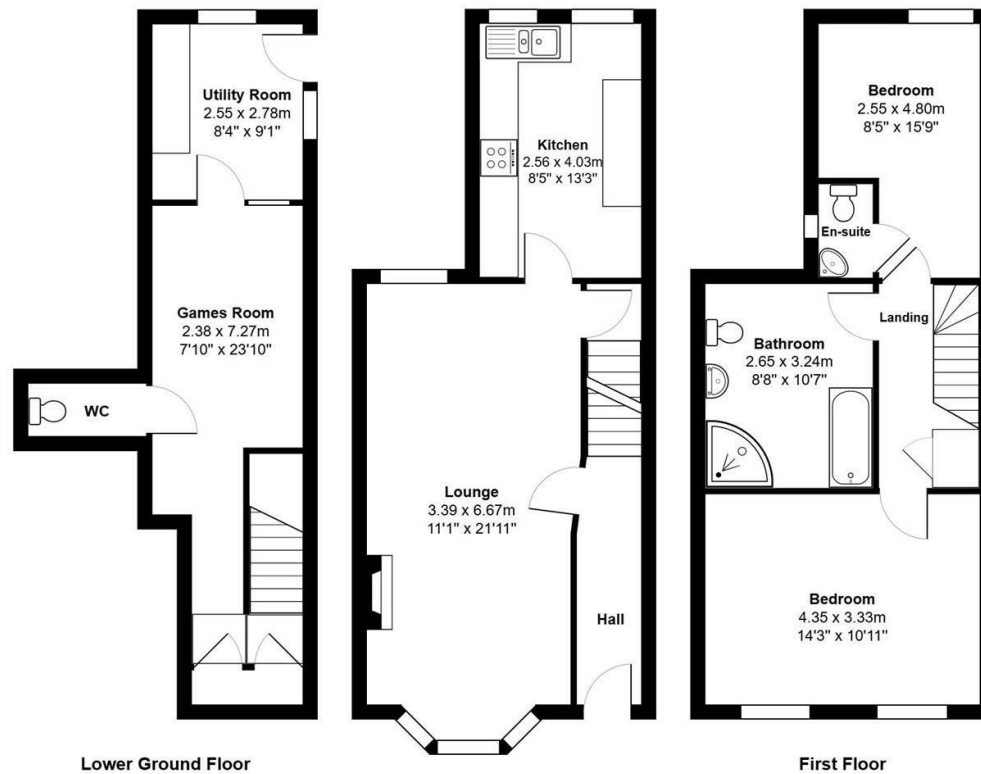
4 BAINBRIDGE ROAD

- Open plan living and dining room
- Coal effect fire in feature fireplace
- Kitchen well equipped with wall and base units
- Two double bedrooms
- Three piece bathroom suite and cubicle shower
- Versatile cellar with utility room
- Patio garden with views of Winder
- Good links to the M6 Motorway and Lake District
- No chain



4 BAINBRIDGE ROAD





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: C**

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

Cobble Country
59 Main Street
Sedbergh
Cumbria
LA10 5AB

01539621000
Sedbergh@cobblecountry.co.uk

