



64 Bainbridge Road, Sedbergh

Offers Over £250,000



Your Local Estate Agents **Thomson Hayton Winkley**



64 Bainbridge Road

Sedbergh, Sedbergh

An appealing mid terrace period residence with beautiful far reaching views from the rear aspect located within the popular market town of Sedbergh, conveniently placed for the many local amenities and offering easy access to the market towns of Kirkby Lonsdale and Kendal, the Yorkshire Dales and Lake District National Parks and Junction 37 of the M6.

The well proportioned accommodation which is in need of restoration. It briefly comprises entrance hall, sitting room, dining room and kitchen to the ground floor. There are two bedrooms and a bathroom on the first floor and the second floor has two further bedrooms. The property benefits from having gas central heating.

Outside there are gardens to the front and rear. On road parking applies.

Council Tax band: D

Tenure: Freehold

GROUND FLOOR

ENTRANCE HALL

16' 4" x 3' 10" (4.99m x 1.16m)

Both max. Single glazed door, radiator.

SITTING ROOM

16' 5" x 13' 4" (5.00m x 4.07m)

Both max. Single glazed window, radiator, electric fireplace.

DINING ROOM

13' 11" x 13' 7" (4.23m x 4.14m)

Both max. Single glazed window, radiator, understairs storage.

KITCHEN

16' 5" x 8' 11" (5.00m x 2.72m)

Both max. Single glazed door, single glazed window, base and wall units, sink, space for oven, fridge freezer and dishwasher, tiled splashback.

FIRST FLOOR

BEDROOM

16' 0" x 12' 11" (4.88m x 3.94m)

Both max. Two double glazed windows, radiator, built in cupboard.

BEDROOM

10' 7" x 10' 3" (3.23m x 3.12m)

Both max. Single glazed window, radiator.

BATHROOM

10' 1" x 9' 1" (3.07m x 2.78m)

Both max. Double glazed Velux window, radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls, built in cupboards.

LANDING

14' 7" x 5' 9" (4.45m x 1.74m)

Both max. Radiator.





SECOND FLOOR

BEDROOM

15' 11" x 12' 7" (4.86m x 3.83m)

Both max. Double glazed Velux window, double glazed window, built in cupboards, wood flooring.

BEDROOM

15' 11" x 11' 1" (4.84m x 3.39m)

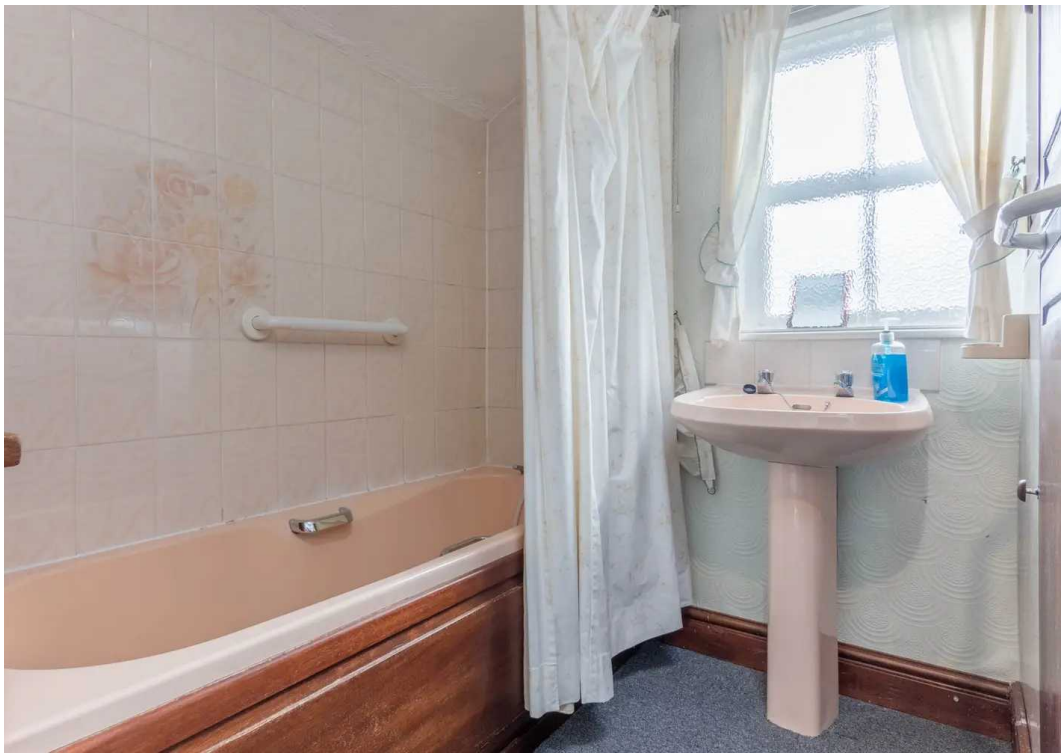
Both max. Double glazed Velux window.

EPC RATING E

SERVICES

Mains electric, mains gas, mains water, mains drainage.





Garden

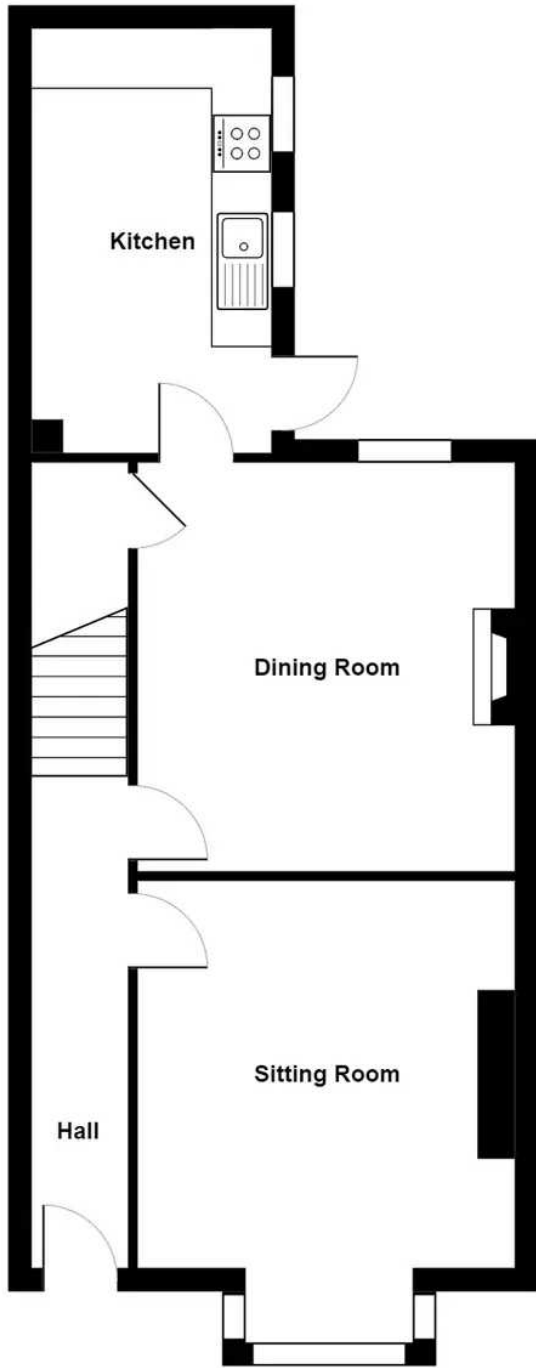
An enclosed garden which is in need of maintaining which included a patio area and well established trees and hedges. There is a store located at the rear of the property which has ample storage.

ON STREET

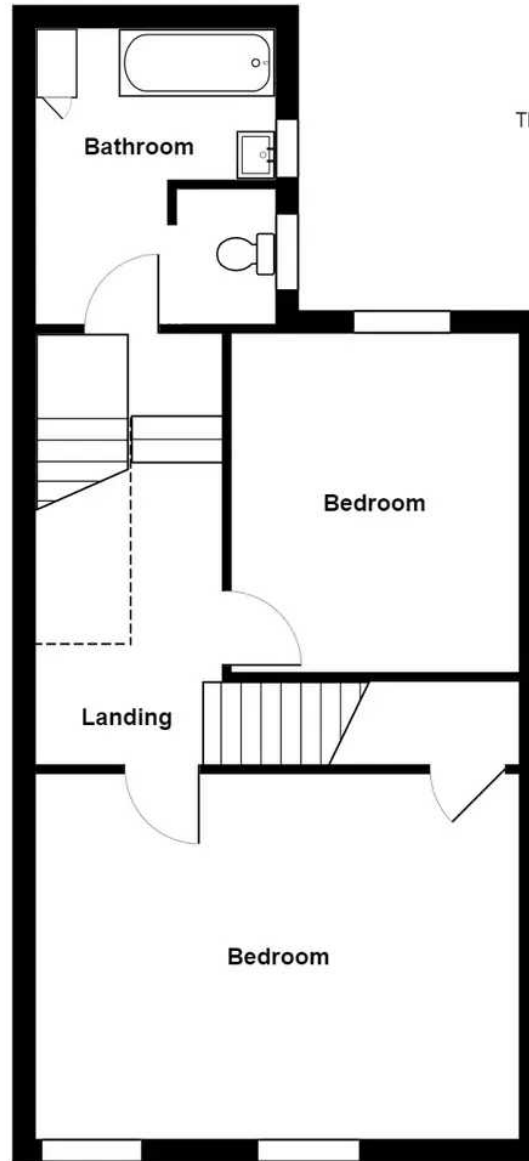
1 Parking Space

Street parking

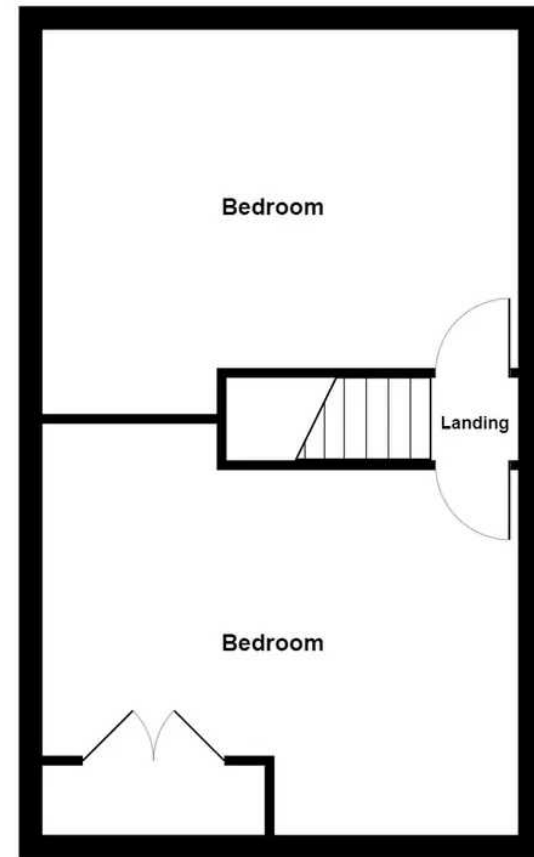




Ground Floor



First Floor



Second Floor

64 Bainbridge Road, Sedbergh

Total Area: 134.9 m² ... 1452 ft²

For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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