



# Sedbergh

£170,000

25 Fairholme, Sedbergh, LA10 5AY

Situated in the market town of Sedbergh, 25 Fairholme presents an exciting opportunity for buyers looking to modernise and create a home tailored to their own tastes. Offering three bedrooms, off road parking and garden to the front and rear, this property is ideal for first time buyers, investors or anyone keen to take on a rewarding project.

## Quick Overview

- End Terraced Home
- Situated in the Market Town of Sedbergh
- Well Proportioned Accommodation
- Excellent Renovation & Modernisation Potential
- Off Road Parking
- Gardens tot he Front & Rear
- Ideal for First Time Buyers
- Subject to a Local Occupancy Clause
- No Onward Chain
- Superfast Broadband Available



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TBC



Superfast  
Broadband\*



Off Road  
Parking

Property Reference: KL3698



Kitchen



Kitchen



Living Room



Rear Aspect

On approach, the property benefits from a driveway providing off road parking, alongside a lawned front garden. There is access from the driveway to the rear garden.

Stepping into the entrance hall, there is access to the living areas, stairs to the first floor, and a useful storage cupboard.

The kitchen, positioned to the rear, is ready for updating and modernisation but currently comprises a range of wall and base units with worktops and space for appliances. There is room for a dining table, a window overlooking the garden, and a door providing direct access outside.

The rear garden enjoys a raised patio area, planting bed and steps down to a generous lawn. From here, there are lovely views across the rooftops and towards the fells beyond.

Back inside, the living room has dual aspect windows, allowing for plenty of natural light and offering ample space for furnishings. This room provides excellent scope for updating and personalisation.

To the first floor, there are three bedrooms. Bedrooms one and two are doubles, both enjoying rear aspect windows with views towards the surrounding hills. Bedroom three is a single room positioned to the front, with pleasant outlooks over the hillside.

Finally, the bathroom is currently fitted with a bath, pedestal wash hand basin, W.C. and raised shower tray, and presents further opportunity for refurbishment.

Overall, 25 Fairholme is a property brimming with potential, offering a fantastic chance to create a home in a well regarded setting. Early viewing is recommended to fully appreciate the opportunity on offer.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Kitchen** 11' 10" x 11' 8" (3.61m x 3.56m)

**Living Room** 9' 1" x 17' 8" (2.77m x 5.38m)

**First Floor**

**Bedroom One** 11' 10" x 11' 10" (3.61m x 3.61m)

**Bedroom Two** 10' 3" x 9' 10" (3.12m x 3m)

**Bedroom Three** 8' 4" x 7' 6" (2.54m x 2.29m)

## Property Information

### Parking

Driveway provides off road parking.

### Tenure

Freehold (Vacant possession upon completion).

Please note, the property is subject to a Local Occupancy Clause. Please contact the office for further information.

### Services

Mains gas, water, drainage and electricity.

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### Viewings

Strictly by appointment with Hackney & Leigh.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



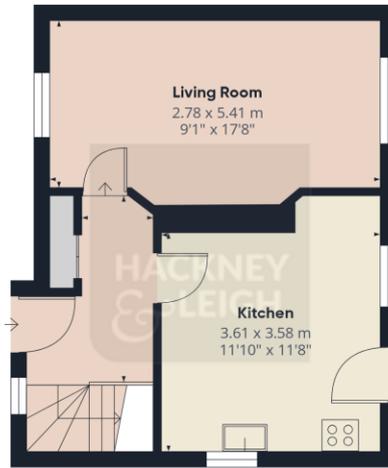
Bedroom Two



Bedroom Three

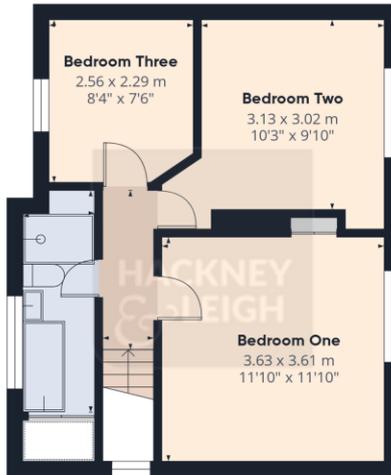


Bathroom



Floor 0

Approximate total area<sup>m</sup>  
74.2 m<sup>2</sup>  
800 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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