



56 Bainbridge Road, Sedbergh
Asking Price £350,000

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Thomson Hayton Winkley



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A well proportioned period residence with lovely gardens and views situated in a popular residential area within the market town of Sedbergh. The well presented accommodation offers two reception rooms, kitchen, four bedrooms, bathroom, shower room, utility room and cloakroom. On road parking.







56 BAINBRIDGE ROAD

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 presented accommodation briefly comprises entrance hall, sitting room with gas fired stove, dining room with woodburning stove, modern kitchen, utility room and cloakroom to the ground floor. There are two bedrooms and a modern bathroom on the first floor and the second floor has two further bedrooms, with one having a modern en suite shower room. The property boasts many original features including sliding sash windows and benefits from having gas central heating.

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

GROUND FLOOR ENTRANCE HALL

16' 2" x 3' 2" (4.95m x 0.98m)
Single glazed door, radiator, cornice, corbels.

SITTING ROOM

16' 1" max x 12' 11" max (4.92m x 3.95m)
Single glazed box bay featuring lead and stained glass windows, radiator, living flame gas fire to feature fireplace, cornice.

DINING ROOM

14' 7" max x 13' 1" max (4.45m x 3.99m)
Single glazed sliding sash window, radiator, woodburning stove to feature fireplace, built in cupboards, fitted shelving to alcove, picture rail, partial panelling to wall, understairs cupboard.

KITCHEN

13' 6" x 7' 10" (4.12m x 2.39m)
Two double glazed windows, double glazed Velux window, electric underfloor heating, good range of base and wall units, white porcelain sink, range cooker with five burner gas hob, glass splashback and extractor hood over, plumbing for dishwasher, recessed spotlights, under wall unit lighting, tiled flooring.

UTILITY ROOM

9' 8" max x 8' 0" max (2.96m x 2.45m)
Double glazed window, double glazed Velux window, radiator, stainless steel sink to base unit and worktop with tiled splashback, plumbing for washing machine, space for tumble dryer, gas combination boiler, fitted shelving and coat hooks, tiled flooring.

CLOAKROOM

5' 4" x 3' 8" (1.65m x 1.12m)
Double glazed window, radiator, two piece suite in white comprises W.C. and wash hand basin, tiled flooring.





FIRST FLOOR

LANDING

9' 6" max x 6' 0" max (2.90m x 1.84m)

Natural light from bathroom, radiator, recessed spotlights.

BEDROOM

15' 10" max x 11' 11" max (4.85m x 3.64m)

Two single glazed sliding sash windows, radiator, built in wardrobe with lighting, picture rail, exposed floorboards.

BEDROOM

14' 6" max x 9' 5" max (4.43m x 2.89m)

Single glazed sliding sash window, radiator, built in wardrobe with lighting, recessed spotlights.

BATHROOM

8' 0" max x 7' 7" max (2.46m x 2.32m)

Two double glazed Velux windows, heated towel radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and P-shaped bath with tiled splashback and thermostatic shower over, two built in cupboards, built in shelving, fitted mirror with lighting, recessed spotlights, extractor fan, tiled flooring.

SECOND FLOOR

LANDING

2' 11" x 2' 10" (0.90m x 0.88m)

Recessed spotlight.

BEDROOM

15' 11" x 13' 6" (4.87m x 4.13m)

Double glazed window, double glazed Velux window, radiator, exposed beam, exposed floorboards, access to partially boarded loft with drop down ladder.

EN SUITE

7' 11" max x 6' 5" max (2.42m x 1.98m)

Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, wall light, recessed spotlights, extractor fan, exposed beam, tiled flooring.

BEDROOM

10' 0" max x 9' 1" max (3.07m x 2.77m)

Three double glazed Velux windows, radiator, built in cupboard, exposed beam.

OUTSIDE

There is a well stocked garden at the front of the house and the rear of the property offers tiered outdoor space which includes a well presented flagged yard with a log store and bin storage, a timber garden shed and a lawn bordered with established shrubs and a further lawn leading to fruit and vegetable beds. On road parking applies.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Enter Sedbergh via the A684 and upon entering the town, pass the Spar on the left and continue to take the second left turn into Highfield Road. Proceed to the end of Highfield Road, turn left and then immediately turn right on to Bainbridge Road to find number 56 located on the left.

WHAT3WORDS:

marker.factually.spaces

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