



14 Fairholme, Sedbergh
£250,000



14 Fairholme

Sedbergh

Occupying an elevated position within the popular market town of Sedbergh, this semi detached property presents an exciting opportunity for purchasers seeking a home they can modernise and make their own. Enjoying views to both the front and rear together with generous outdoor space, the property offers excellent potential in a highly desirable location.

The accommodation includes a spacious sitting room, providing a comfortable reception space with an attractive outlook. The kitchen adjoins a dining area, creating a practical layout with scope for redesign and enhancement to suit modern living requirements.

To the first floor are three bedrooms, including two doubles and a versatile third bedroom which could equally serve as a study, nursery or hobby room. A shower room serves the accommodation, whilst a separate WC is located on the ground floor.

Externally, the property benefits from generous gardens wrapping around the home, offering excellent potential for landscaping, gardening or creating additional outdoor seating areas. The elevated position allows the gardens to take full advantage of the surrounding outlook, whilst driveway parking together with additional on street parking adds further practicality.

Requiring modernisation throughout, this property presents an exciting opportunity to create a home tailored to individual tastes and requirements. With spacious accommodation, generous gardens and an elevated position, there is considerable scope for improvement, making it an ideal project for those looking to put their own stamp on a property within this popular part of Sedbergh.

Council Tax band: C

ENTRY

LIVING ROOM

KITCHEN

DINING ROOM

WC

LANDING

BEDROOM

BEDROOM

BEDROOM

SHOWER ROOM

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING TBC

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





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GARDEN

DRIVEWAY

1 Parking Space

ON STREET

2 Parking Spaces





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