



32 FAIRHOLME, SEDBERGH, CUMBRIA, LA10 5AY  
**£199,950**

**MILNE MOSER**  
SALES + LETTINGS



32 FAIRHOLME  
SEDBERGH  
CUMBRIA  
LA10 5AY



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#### OVERVIEW

With views towards distant dales and fells, this two bedroom semi-detached bungalow will be perfect for buyers looking to downsize or one level living.

The easily managed accommodation is well balanced with a lounge, kitchen diner, generous master bedroom, second bedroom and a bathroom with four piece suite. A lean to/porch has been added at the rear. Garden spaces extend to the front and rear. Available with on onward chain, the property is gas centrally heated and has UPVC double glazed windows (less the lean to/porch).

Perfect for a range of buyers, Sedbergh is a pretty Dales town with a renowned public school, numerous local societies and exhibitions, shops, cafes and inns. Known as the Book Town of England, the area is popular with visitors and residents alike looking to unwind and explore the stunning surrounding scenery.

#### ACCOMMODATION

A gentle slope from Fairholme leads up to the UPVC door and into:

#### HALL

Two built in cupboards - perfect for storing coats and shoes. Access to the loft, a ceiling light and radiator.







#### LOUNGE

9' 5" x 15' 0" (2.86m x 4.58m)

A UPVC double glazed window overlooks the front garden and path - there is a lovely view towards houses to distant dales. Ceiling light, a radiator, television cabling and an Open Reach socket.

#### KITCHEN DINER

14' 8" x 7' 11" (4.47m x 2.42m)

Fitted with oak style base and wall units, speckled worktops, tiled splashbacks and a one and a half bowl sink with drainer. Gas hob with hood above, an electric oven, wall mounted Ideal boiler and space for a fridge freezer. A UPVC double glazed window overlooks the rear garden and there is a connecting UPVC double glazed door to the lean to/porch.

#### BEDROOM

9' 5" x 13' 0" (2.86m x 3.96m)

The larger of the two bedrooms overlooks the rear garden and has a ceiling light, radiator and UPVC double glazed window.

#### BEDROOM

8' 9" x 8' 1" (2.66m x 2.46m) min

Facing the front aspect, the second bedroom has a UPVC double glazed window, radiator and ceiling light.

#### BATHROOM

8' 8" x 6' 6" (2.63m x 1.99m)

Frosted UPVC double glazed window. Comprising a bath, wash hand basin, WC and shower cubicle fitted with a Mira shower, aqua board panelling and a folding door. The walls are tiled and there is ceiling light, extractor and a radiator.





#### EXTERNAL

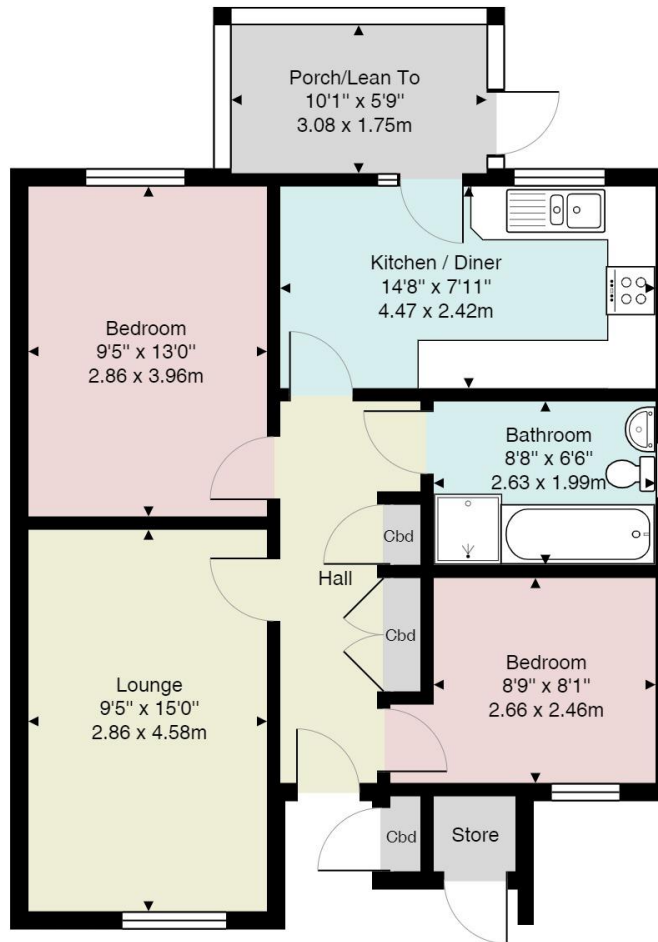
At the front of the bungalow is a path leading to neighbouring properties, flower borders planted with roses and a rockery style bed. There is a meter cupboard by the front door and a separate store, perfect for garden tools. A gate at the side leads to the rear garden. Flagged for ease, the rear garden backs onto an open neighbouring garden with views towards the fell at the rear. There are borders for interest and ample space for a patio set if required. External tap.

#### DIRECTIONS

On entering Sedbergh on Station Road, pass the Spar on the left and continue onto Main Street. Turn left onto Howgill Lane prior to The Dalesman Inn and follow the lane up between cottages to Fairholme on the right. Number 32 is towards the end of the road on the left hand side.

[what3words:///skylights.earth.layered](#)





Approx. Total Area: 708 ft² ... 65.8 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
 Measurements are approximate and for display purposes only









#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

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#### ARRANGE A VIEWING

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