



25 Woodside Avenue, Sedbergh

Cobble Country

25 Woodside Avenue, Sedbergh, Cumbria, LA10 5EY

A modern two bedroom cottage is situated in the sought after development comprising Woodside Avenue, Maple Close and Sycamore Close on the outskirts of Sedbergh. Within easy walking distance of Sedbergh Town Centre this property would be an ideal starter home or investment property.

Guide Price of £158,000

This property is very well presented with a modern feel throughout, the modernised kitchen and neutral décor all add to its appeal. The accommodation briefly comprises:

Entrance to the property is via an inner porch, which leads to the Kitchen

Kitchen: 13'5" x 5'5" (4.1m x 1.66m)

Recently modernised with a bright modern theme space for dining table and chairs. The kitchen comprises: a range of wall and base mounted cupboard units with complimentary worktops and tiles splashbacks. Integral electric oven with gas hob and integrated overhead extractor hood. Integral dishwasher and plumbing for washing machine. Gas combination boiler housed in cupboard. The open plan kitchen leads directly into the lounge.

Lounge: 12'3" x 13'5" (3.75m x 4.1m)

A light room benefiting from a large double glazed window overlooking the rear garden and a glazed access door leading to the courtyard style garden. An open spindle staircase leads to the first floor.

Bedroom 1: 13'5" x 8'8" (4.1m x 2.65m)

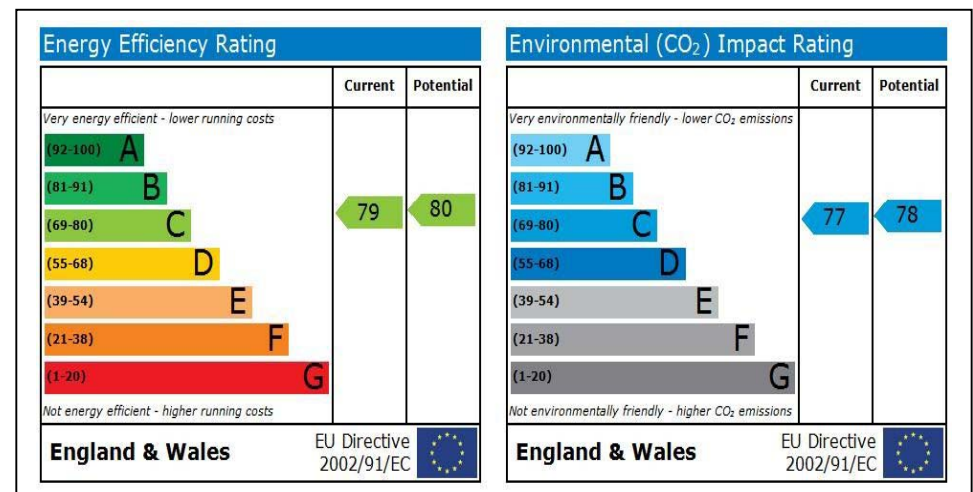
A well appointed bright room overlooking the rear of the property. Fitted over stairs cupboard.

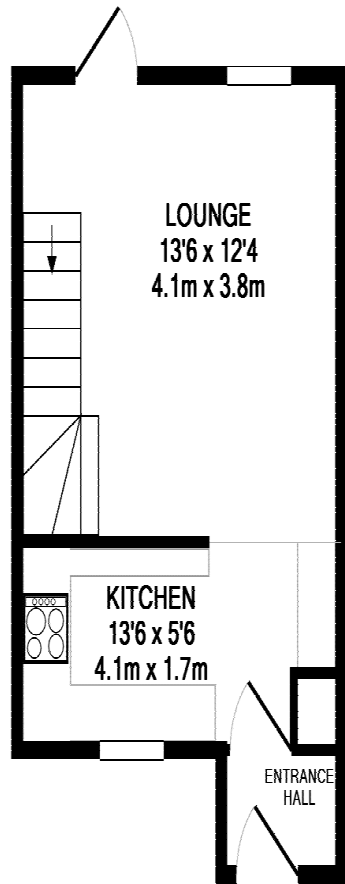
Bedroom 2: 6'8" x 8'11" (2.04m x 2.73m)

A comfortable single room with window to the front elevation.

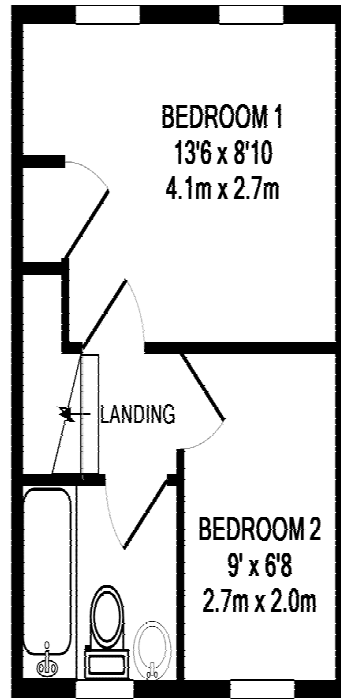
Bathroom: 5'6" x 6'9" (1.69m x 2.07m)

Three piece suite in champagne with pine cladding to bath, over bath shower, chrome fitments.





GROUND FLOOR
APPROX. FLOOR
AREA 23.8 SQ.M.
(256 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 22.3 SQ.M.
(240 SQ.FT.)

TOTAL APPROX. FLOOR AREA 46.1 SQ.M. (496 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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SERVICES

Mains gas, water and drainage

TENURE

We are advised by the vendor that the property is Freehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band B .

DIRECTIONS

On the approach to Sedbergh from Kendal just after the 'RS Morphet' garage on the left, take a left turn into 'Woodside Avenue'. Continue along this lane, which bears to the left, and number '25' is within the terrace on the left hand side of the cul de sac.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

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FREE VALUATION

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