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LA10 5AB
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Cobble Country

Dales & Lakes.

Town & Country Property Agents. Est. 1992

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1 Woodside Avenue Sedbergh



Asking Price £195,000

- Immaculate 2 bed semi
- Sought after development
- Off road parking
- Garden with patio seating area
- Modern fixtures & fittings
- Lounge with space for dining area
- Walking distance to Sedbergh Town centre

1 Woodside Avenue, Sedbergh, Cumbria, LA10 5EY

An immaculate 2 double bedroom, natural stone-faced semi detached property situated on an open corner plot of a sought after development. The modern property has been built in a character style and is within walking distance of Sedbergh Town Centre in the Yorkshire Dales National Park, with easy access to all amenities, including schools, shops, post office, pubs & restaurants.

The property benefits from gas-fired central heating and is fully double-glazed throughout and has well-maintained, attractive gardens to the side and rear, off road parking and open views on 3 sides.

Entrance to the property is via an inset double-glazed panel door providing access to a useful porch area with burglar alarm and space for shoes and coats.

Entrance Hall (1.99m x 2.69m)

Access doors to all principle rooms and staircase to the first floor.

Kitchen (2.00m x 2.69m)

The modern fitted kitchen comprises of a range of wall and base mounted units, an electric built-in oven and gas hob with overhead extractor, automatic washing machine and fridge. Double glazed window with aspect to the front of the property.



Lounge (3.95m x 4.43m)

The spacious lounge/dining room has double-glazed windows on two sides and a full glazed door (with double-glazed unit) providing access to the rear garden, which has views of Winder Hill. Understairs storage cupboard, telephone point.



Stairs lead to the first floor landing

Loft access hatch to fully boarded loft area with loft-ladder and electric light.



Bedroom 1 (3.98m x 2.66m)

Double bedroom to the front of the property with two double-glazed windows. It benefits from an overstairs storage cupboard.



Bedroom 2 (3.96m x 2.36m)

A second double bedroom to the rear of the property with a double-glazed window, affording a stunning view of the fell. Telephone point.



Bathroom (1.88m x 2.00m)

The family bathroom comprises of a modern, white three-piece suite including low level WC with handle flush, pedestal wash hand basin and bath with a mixer shower attachment tap fitting. Complimentary half tiling to walls. Double-glazed window to the side of the property.

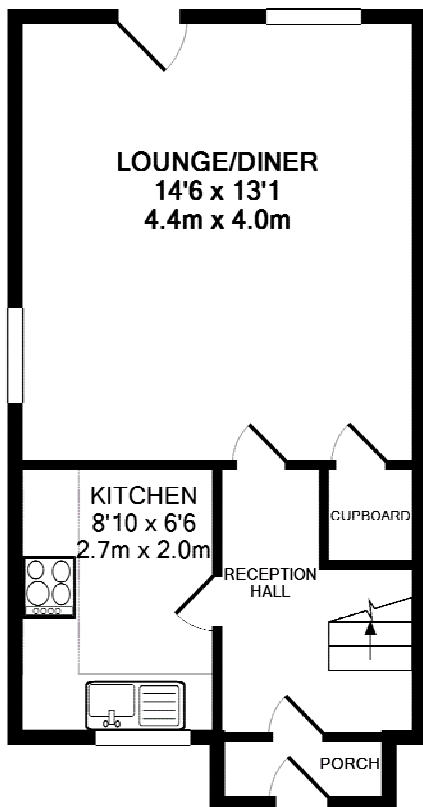
Externally

To the side of the property is a block-paved driveway with space for two cars and a garden area mainly laid to lawn with a border of mature shrubs and small trees.

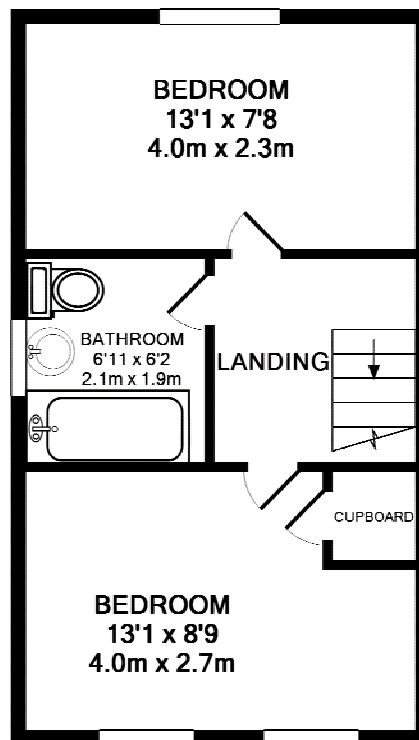
To the rear of the property is a private garden with patio seating area and patio lighting. There are built-in garden seats. Hexagonal 'gazebo' style shed with electricity supply. Chiminea with stock of wood, water feature.



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 29.4 SQ.M.
(316 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 28.3 SQ.M.
(304 SQ.FT.)

TOTAL APPROX. FLOOR AREA 57.6 SQ.M. (620 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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Points of Note

The property has been recently decorated inside and outside in neutral décor. Sky TV is installed. Broadband access available.

The property is situated within the Yorkshire Dales National Park, it is not listed and is not under any local occupancy restriction.

Services

Mains water, gas and drainage are connected

Tenure

We are advised by the vendor that the property is Free Hold

Council Tax

We are advised by the vendor that the property is in Council Tax Band B

Directions

Head west from Sedbergh towards Kendal. On leaving the town centre take the third right turn signed: Sycamore Avenue, Woodside Avenue, Maple Close. Follow road round, 1 Woodside is the first property on the left hand side

FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not to be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independantly made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

VIEWINGS

Viewings are strictly by arrangement with the agent.
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