



39 Woodside Avenue, Sedbergh

**Cobble Country**

## 39 Woodside Avenue, Sedbergh, Cumbria, LA10 5EY

**This modern two bedroom mid mews cottage resides in a sought after residential location in Sedbergh. With the benefits of quiet surroundings but near to the town's main amenities, this area is a hot spot for buyers. Double glazing throughout and gas fired Central Heating are real plus points for this property, as are the private parking and secluded garden.**

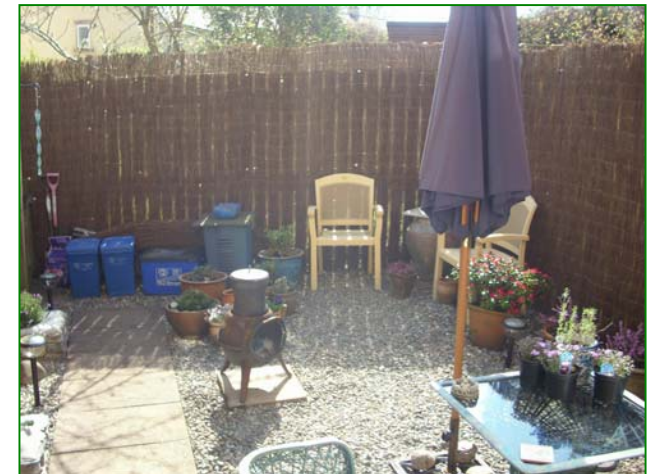
**Guide Price of £182,000**

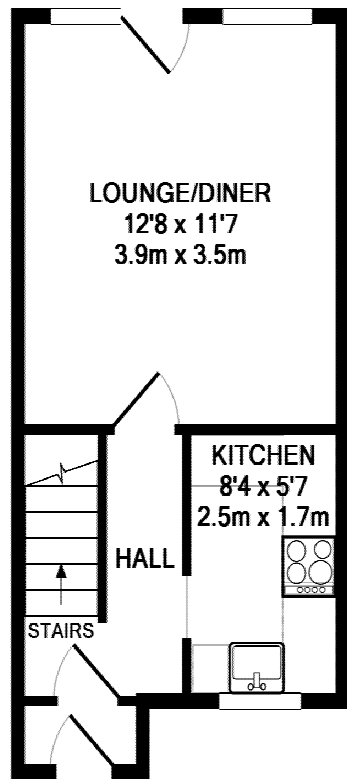
The entrance of this property is via an inner porch, leading through to the hallway with access doors to the lounge, kitchen and stairs to first floor. The kitchen is tastefully presented with wooden wall and base units, single drainer sink with mixer taps, an electric and gas cooker point and plumbing for a washing machine. There is a good-sized living room with dining area, which also contains a useful under stairs cupboard. An external door leads from the lounge/dining room to a private garden area.

The first floor comprises of; one double (extends from 8"6 to 11"8 into recess) and one single bedroom and the bathroom, which has a three-piece suite including panelled bath with mixer tap and hand held shower, pedestal wash hand basin and low suite W.C.

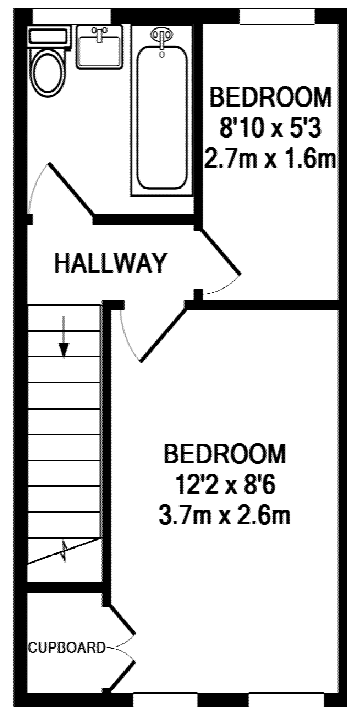
Externally the property benefits from a private parking space and visitor parking.

A low maintenance home ideal for the first time buyer, an investment within the town or a retirement property.





GROUND FLOOR  
APPROX. FLOOR  
AREA 23.6 SQ.M.  
(254 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 22.7 SQ.M.  
(244 SQ.FT.)

TOTAL APPROX. FLOOR AREA 46.2 SQ.M. (497 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, carry on driving around to the right at the top of the road and number '39' 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

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.**

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2 x EPC COMING SOON