

59  
Main Street  
Sedbergh,  
LA10 5AB  
015396 21000

# Cobble Country

*Dales & Lakes.*

*Town & Country Property Agents. Est. 1992*

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Highgate  
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## 22 Woodside Avenue Sedbergh



**Guide Price £186,000**



**An immaculate two bedroom semi situated in a most sought after development within walking distance of Sedbergh and all town centre amenities including shops, restaurants, pubs and schools. The property benefits from a delightful garden with views and private off road parking. This well maintained home enjoys modern fixtures and fittings and has a bright contemporary theme throughout. Viewings recommended.**

## **22 Woodside Avenue, Sedbergh, Cumbria, LA10 5EY**

**This modern two bedroom semi detached property is positioned in a sought after residential location within 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 off road parking and secluded garden with patio area.**

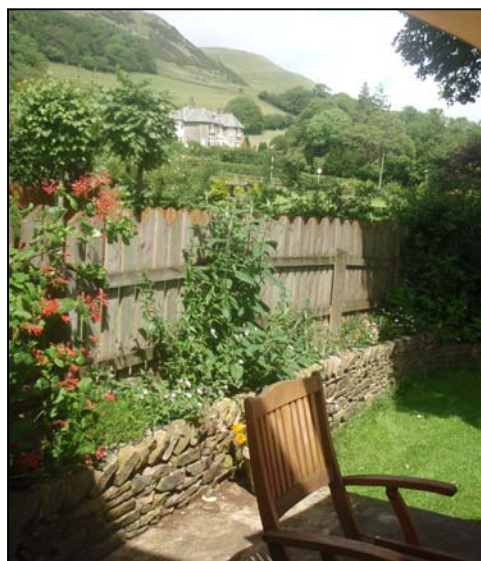
### **Guide Price of £186,000**

The entrance of this property is via an inner porch, leading through to the hallway with access doors to the lounge, opening to the kitchen and stairs to first floor. The kitchen has recently been upgraded and is tastefully presented with cream wall and base units, single drainer sink with mixer taps, and fitted electric cooker with ceramic hob. There is also plumbing for a washing machine and outlook to the front. The living room again is well presented with a neutral décor and contemporary Oak flooring. There is a useful under stairs cupboard and external door leading out to a private garden with patio seating area and views towards the Howgill Fells.

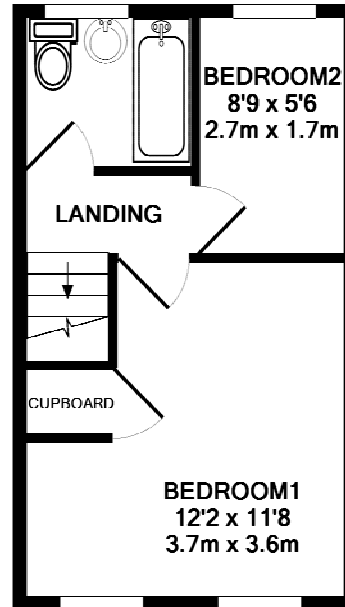
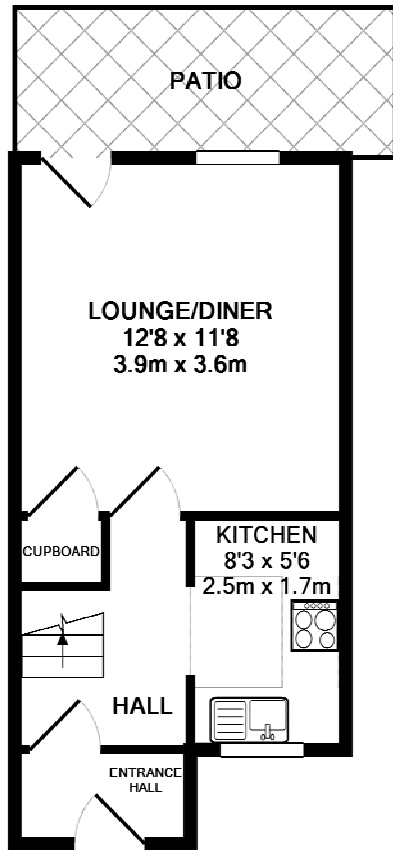
The first floor comprises of; one double and one single bedroom and the bathroom, which has a three-piece suite including a bath with mixer tap and shower over, pedestal wash hand basin and low-level WC.

Externally the property benefits from a private driveway and also the use of seven communal visitor parking spaces with the other residents.

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



## Floor Plan



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

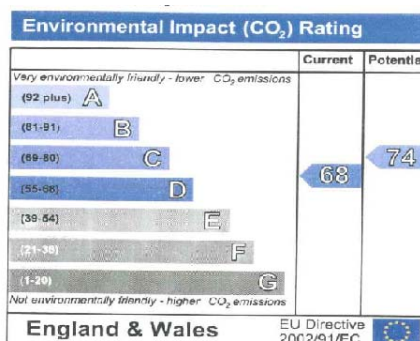
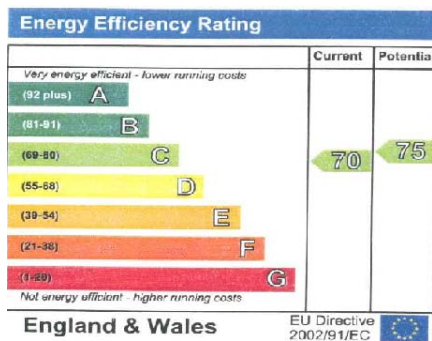
GROUND FLOOR  
APPROX. FLOOR  
AREA 24.6 SQ.M.  
(265 SQ.FT.)

TOTAL APPROX. FLOOR AREA 47.3 SQ.M. (510 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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## Energy Performance Certificate



### **Points of Note**

The property is situated within the Yorkshire Dales National Park, it is not listed and is not under any local occupancy restriction. There is an annual maintenance charge for the care of communal areas of £60 per year to Winder Grove Management Company.

### **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, 22 Woodside is on the right 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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