



19, Maple Close
Sedbergh, Cumbria, LA10 5JE

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992

19, Maple Close

Sedbergh, Cumbria, LA10 5JE

Guide Price £179,950

A modern semi detached home close to the Towns amenities.

Private off road parking, private enclosed rear garden and extension potential subject to permission. No forward chain.

This property is positioned in a Cul-de-sac location on the peaceful development of Maple Close. With two double bedrooms, a spacious lounge area with rear access to the good-sized secluded rear garden this property would suit those looking for the second step up on the property ladder.

The kitchen is fully equipped with a range of wall and base units, comprising of a stainless steel sink and drainer, electric oven with 4-ring gas hob, integral fridge/ freezer, plumbing and recess for a washing machine. Three piece bathroom suite in white with shower over the bath. Loft access with pull down ladder from the first floor landing.

This property does have a local occupancy restriction on it, please ask the agent for more information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environment Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

SERVICES

Mains gas central heating, electric, water and drainage.

TENURE

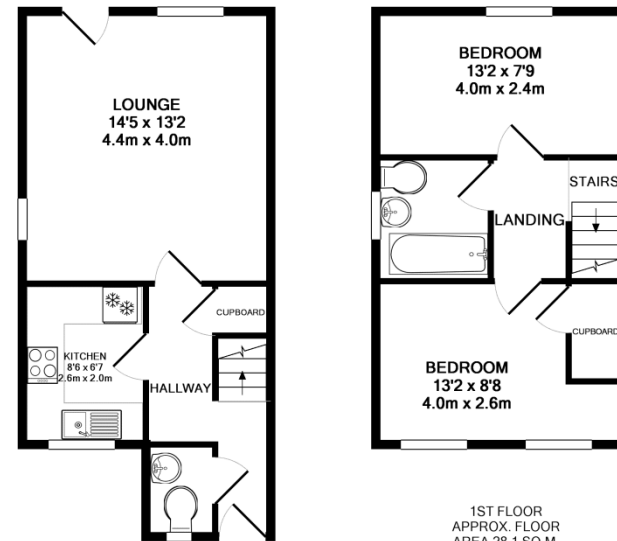
We are advised by the vendor that the property is Leasehold.

COUNCIL TAX BAND

We are advised that the property is currently in 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 the road round, turning right into Maple Close.



GROUND FLOOR
APPROX. FLOOR
AREA 31.1 SQ.M.
(335 SQ.FT.)

TOTAL APPROX. FLOOR AREA 59.3 SQ.M. (638 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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Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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