



107 Main Street, Sedbergh, LA10 5AD



Cobble Country

107 Main Street, Sedbergh, Cumbria, LA10 5AD

A spacious three storey Cottage positioned centrally within the Market Town of Sedbergh. This is a quaint property benefiting from gas central heating, recently fitted kitchen and is low maintenance – ideal as a holiday property or for the first time buyer.

Guide Price of £155,000

107 Main Street is accessed via a shared courtyard from Back Lane. The entrance to the property leads into a hall with stairs to the first floor and door into the Kitchen. The kitchen comprises of a solid oak fitted worktop with wall and base units in cream, Belfast style sink with drainer, plumbing for a washing machine and space for a dining area. There is also a useful walk in cupboard currently housing the fridge/freezer and with fitted shelving.

To the first floor is the lounge and W.C. The lounge benefits from a recently fitted cast iron gas stove positioned on a local slate hearth.

The double bedroom and bathroom are located on the second floor, with ample storage to the landing and fitted wardrobes in the bedroom. The bathroom comprises of a 3-piece suite in white- low level W.C, pedestal wash band basin and shower cubical.

This property is secondary glazed to the rear with original sash windows, exposed lintels and deep sills.

Sedbergh is a bustling community with a range of shops to cater for most needs. Facilities include excellent primary and secondary schools, Sedbergh co-educational public school, a health centre, dentist surgery, library, information centre, three banks, gymnasium, post office, churches, pubs and coffee shops. There are a number of professional trades people operating locally providing all plumbing, building, electrical and maintenance services. Regular bus services to Kendal and the main West Coast line station at Oxenholme.



SERVICES

Mains gas, electric 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 - £1205.87 10/11

DIRECTIONS

From the office of Cobble Country Property head towards the end of the Main Street. Number 107 is located a few properties from the bottom of Main Street, however access to the property is via Back Lane. (The street parallel to Main Street).

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

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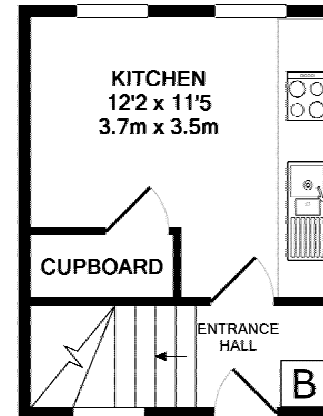
FREE VALUATION

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.

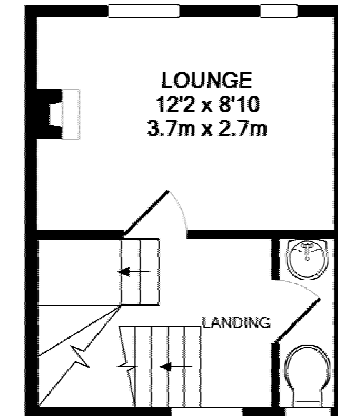
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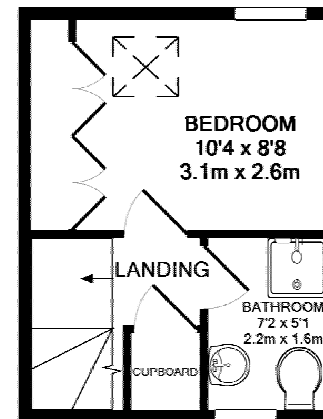
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GROUND FLOOR
APPROX. FLOOR
AREA 17.9 SQ.M.
(192 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 17.9 SQ.M.
(192 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 17.9 SQ.M.
(192 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.6 SQ.M. (577 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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