



**37 Loftus Hill**  
**Sedbergh, Cumbria, LA10 5SQ**

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*

# 37, Loftus Hill

## Sedbergh, Cumbria, LA10 5SQ

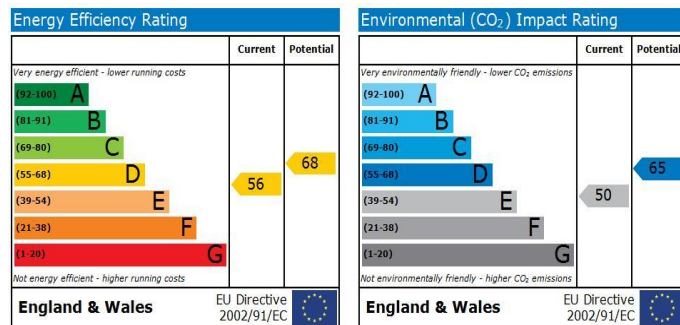
### Guide Price £155,000

A terrace cottage located on Loftus Hill in the Town of Sedbergh. This property is a short walk from the Main Street, with a range of shops to cater for most needs. Facilities include excellent primary and secondary schooling, Sedbergh co-educational public school, a health centre, dentist surgery, library, information centre, three banks, gymnasium, post office, churches, pubs and coffee shops.

Internally this property is in a fair condition although would benefit from being updated. Comprising of a lounge with feature open fire, spacious kitchen with space for a dining area and to the first floor, two bedrooms and the bathroom with a three piece suite. Externally the property has two stores and a raised rear garden.

This property should be a good starter home opportunity with relatively low maintenance and running costs once complete or can offer a small holiday bolthole for those seeking a place in the town.

Needs an internal viewing to appreciate.



### SERVICES

Mains electric, gas, drainage and water. Gas central heating.

### TENURE

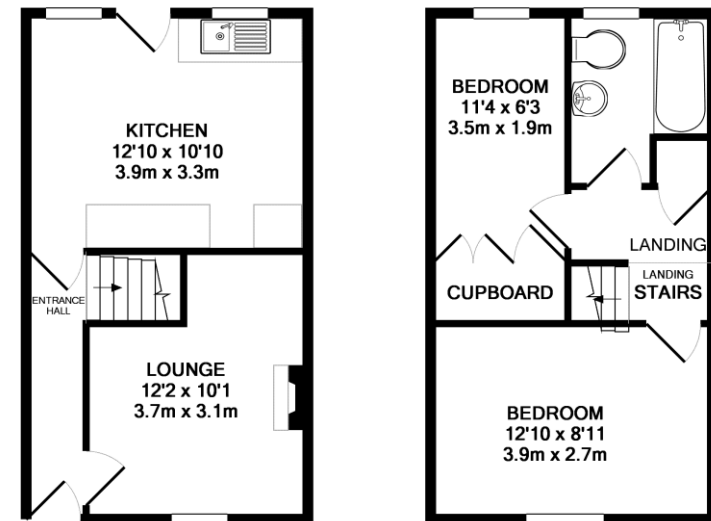
We are advised by the vendor that the property is Freehold.

### COUNCIL TAX BAND

We are advised that the property is currently in Band C.

### DIRECTIONS

On the approach to Sedbergh Main Street from Kendal follow the road to the right past the church. Drive straight on at the small roundabout, at the brow of the hill after the Busk Lane turning on the right, 37 Lofts Hill is located in the terrace on the left.



GROUND FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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