



The Garden Flat Howgill Lane

Sedbergh, Cumbria, LA10 5DE

COBBLE
Country



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Conveniently situated in the centre of Sedbergh this 2-bedroom first floor property presents a cottage style maisonette with level access direct off Howgill Lane.

On entrance through a tall wooden gate hides an incredibly colourful patio with significant mature planting, leading over a walkway to the door into the kitchen. Further accommodation offers a spacious, light, and airy lounge, 2/3 bedrooms with alternate study and good-sized bathroom.

Externally there is a low maintenance, enclosed yard, with lockable stone built shed.

Kitchen 3.17m x 3.28m – Fitted kitchen with a range of wall and base units, stainless steel sink and drainer, electric cooker and electric hob. Plumbing for washing machine. Lino flooring. Electric radiator.

Lounge 5.05m x 4.14m - Two secondary glazed sash windows. Fireplace. Fitted carpet. Electric panelled radiator.

Bathroom – 2.72m x 1.65m – Three-piece suite comprising bath, w.c and pedestal sink. Wall mounted electric heater. Hot water cylinder cupboard with airing facilities. Fitted lino. Bedroom 1 –

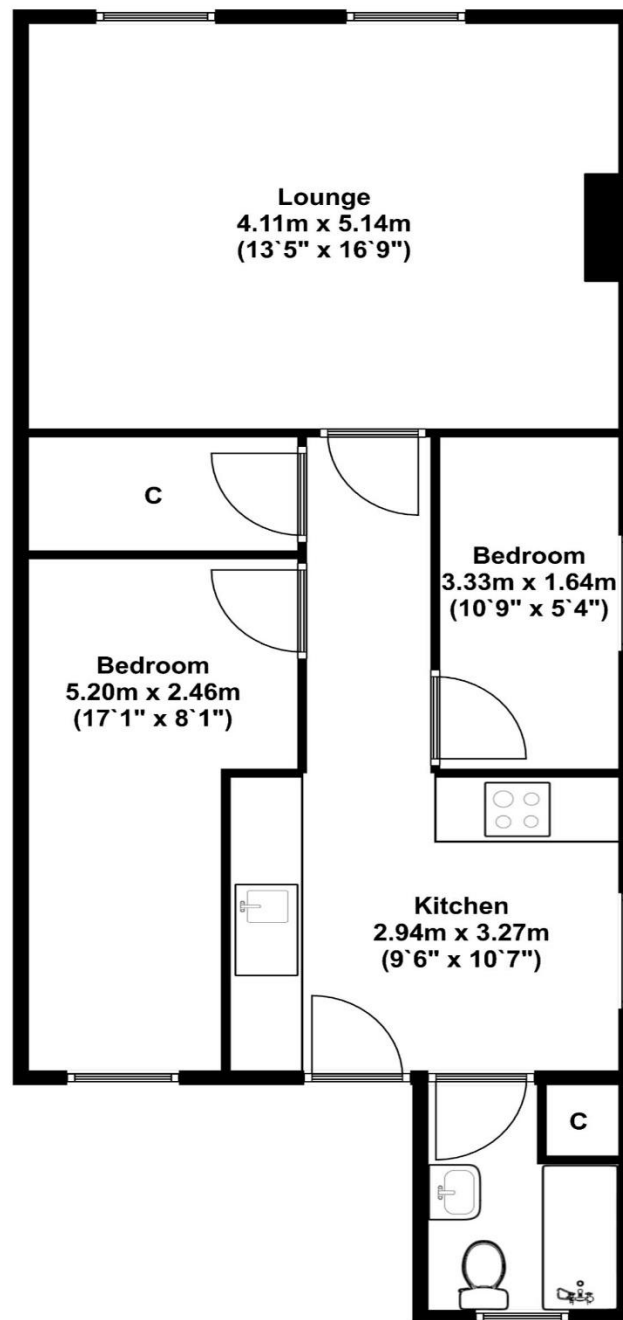
5.18m x 2.39m – Double glazed window. Electric wall mounted radiator. Fitted carpet.

Bedroom 2 – 3.58 x 1.68 – Double glazed window. Electric wall mounted heater. Fitted carpet.

Study/box room/bedroom 3 – 2.77m x 1.35m – Loft access. Fitted carpet.

Guide Price £165,000





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

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

Email: Sedbergh@cobblecountry.co.uk

Web: www.cobblecountry.co.uk

SERVICES

Mains Electricity, Water and Drainage

TENURE

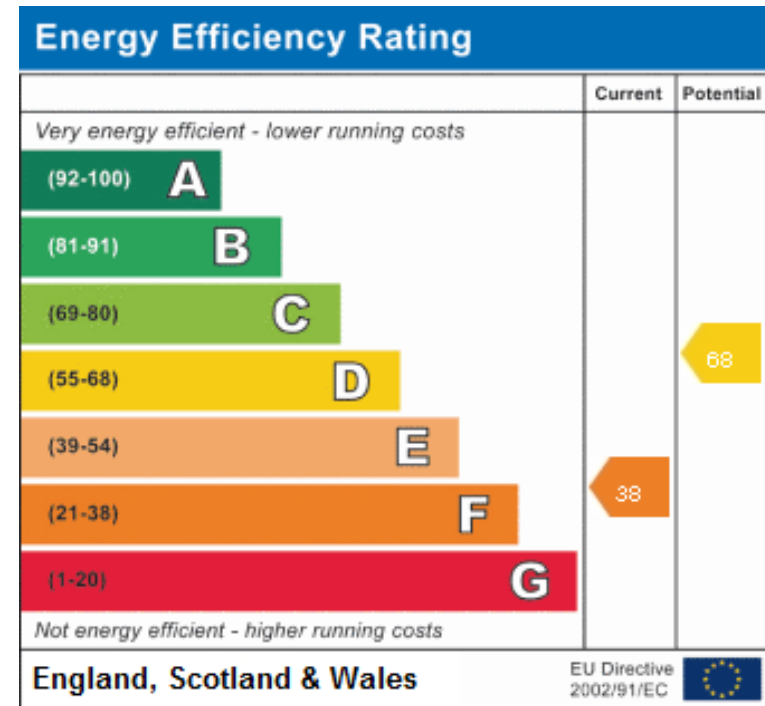
We are advised by the vender that the property is Freehold

COUNCIL TAX BAND

We are advised that the property is currently in Band B

DIRECTIONS

From Cobble Country office on Main Street, head towards the Dalesman Inn. Take a right onto Howgill Lane, the property is located the third gate on the left-hand side.



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