



52, Woodside Avenue
Sedbergh, Cumbria, LA10 5EY

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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Sedbergh, Cumbria, LA10 5EY

Attractive two bedroom semi detached cottage in a lovely cul de sac location on Woodside Avenue in Sedbergh.

The entrance of this property is via an inner porch, which benefits from hanging space, shelving and tiled flooring. An internal door leads to a bright hall, providing open access into the kitchen, door to the lounge and stairs leading to the first floor.

The kitchen is well equipped with modern white wall and base units to include a Bosch electric fan oven and gas hob and also a Bosch fridge and freezer. There is a stainless steel sink with drainer and space for a washing machine and dish washer. They are complemented with attractive wall and floor tiling.

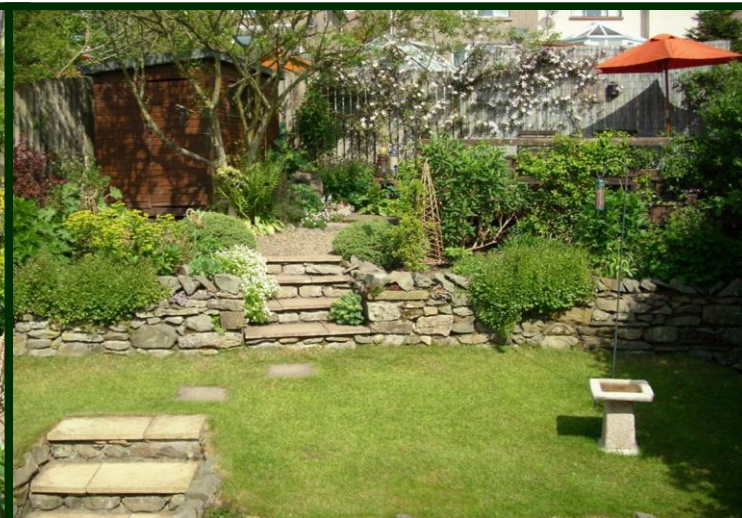
The lounge again is a beautifully presented area with neutral decor and light laminate flooring. With a door and window to the rear garden and also window to the side seating area this incorporates a bright, spacious feel in the room. There is also a freestanding cast iron gas 'Morso Squirrel' gas stove, which provides a great focal point to the lounge.

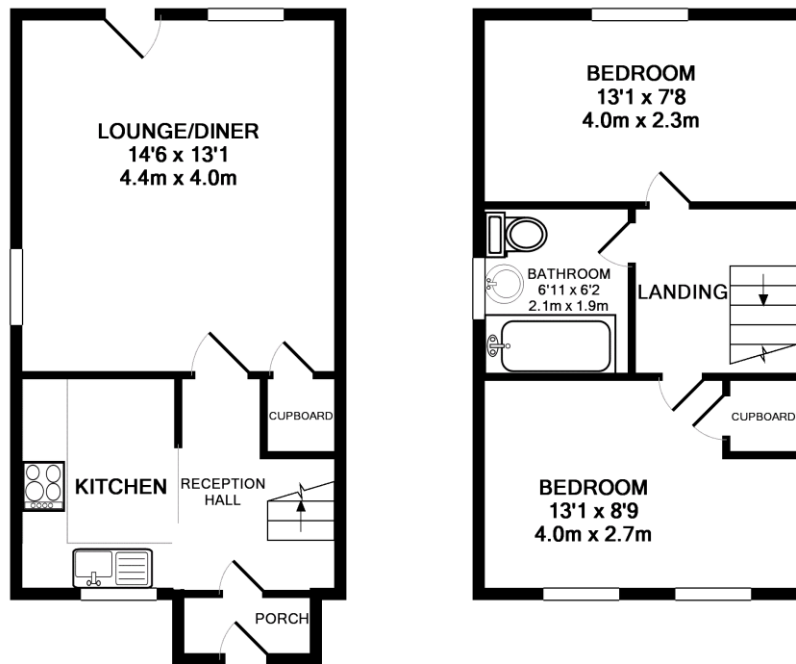
To the first floor are the two double bedrooms. Bedroom one benefits from an over stairs storage cupboard and two windows to the front. Bedroom two to the rear of the property host lovely views of the garden. There is a boarded loft with shelving and lighting via a loft ladder. The bathroom comprises of a three-piece suite in white with chrome accessories and fitted showerhead in the bath. There is a glazed window to the gable, tiled flooring and extractor fan.

Externally the property benefits from a double private drive with an attractive pebbled border allowing space for pot plants and shrubs. The rear garden is a private area, with a range of seating areas, a well-maintained and developed lawn border and elevated decking area and shed.

This property is fully double glazed throughout.

Guide Price £199,000





GROUND FLOOR
APPROX. FLOOR
AREA 29.6 SQ.M.
(319 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 28.3 SQ.M.
(304 SQ.FT.)

TOTAL APPROX. FLOOR AREA 57.9 SQ.M. (623 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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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.

DIRECTIONS

On the approach to Sedbergh from Kendal just after the 'RS Morphet' garage on the left, take a left turn into 'Woodside Avenue'. Continue along this lane, which bears to the left, carry on driving around to the right at the top of the road and number 52 is the last property on the right hand side at the bottom of the cul de sac.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	73	73
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C	75	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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

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