

18, Sycamore Avenue

Sedbergh, Cumbria, LA10 5EZ



Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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An attractive three bedroom modern semi-detached property within easy walking distance of Sedbergh Town centre. 18 Sycamore Avenue affords a lovely rear garden with a large shed, private off road parking and open aspect towards the fells.

The accommodation comprises of entrance hall with separate cloak/W.C. To the front of the house is a bright, modern lounge with feature fireplace. Glass panelled doors lead into a separate dining room with double doors to the conservatory and kitchen. The kitchen is fitted with wall and base units to include fitted oven and gas hob and a sink with drainer. There is plumbing for a washing machine and recess for a fridge.

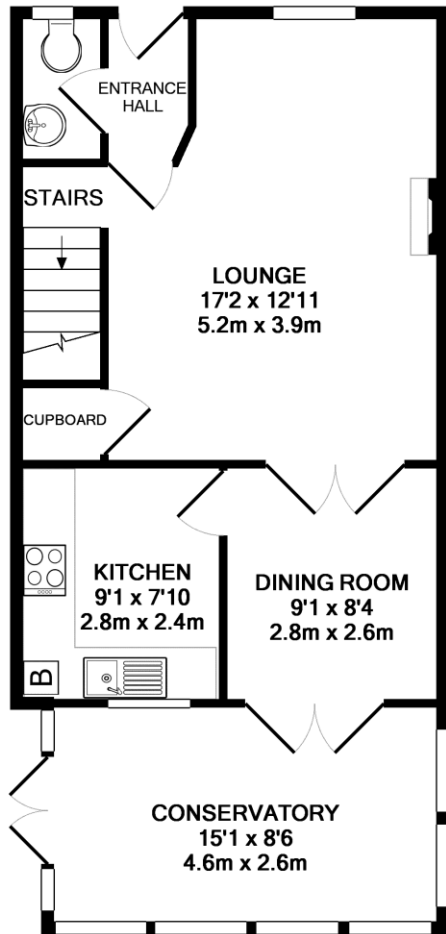
In recent years the property has been enhanced by the addition of a large conservatory. This provides valuable space for many uses with access to the rear garden and views of the surrounding countryside. An open staircase leads from the lounge to the first floor. There are two double rooms, one to the front of the property and one to the rear. A single bedroom and bathroom comprising a white three piece bath suite with electric shower over. The landing provides access to an airing cupboard and loft hatch.

A well-proportioned house situation on a quite development.

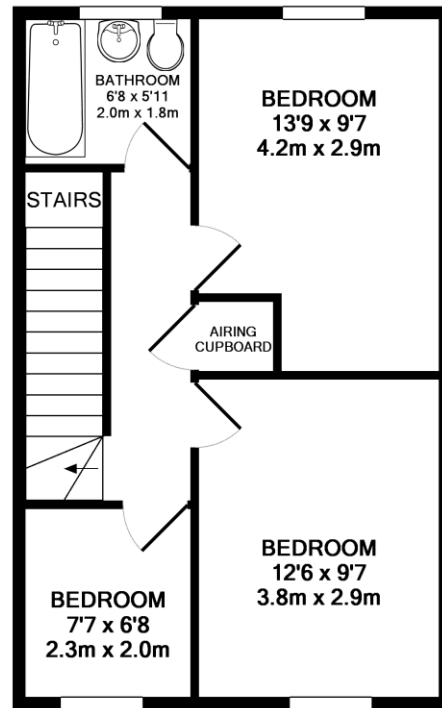
No forward chain.

Guide Price £249,000





GROUND FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

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

TENURE

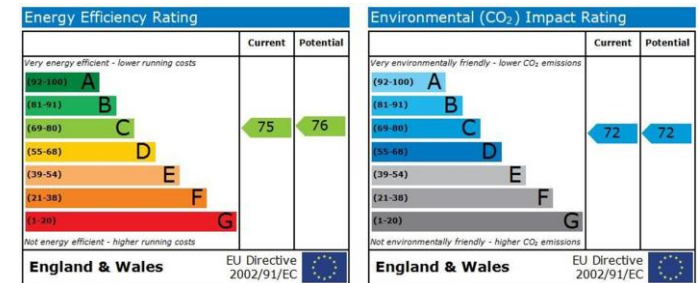
We are advised by the vendor that the property is Freehold

COUNCIL TAX BAND

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

DIRECTIONS

From the office of Cobble Country Property head west in the direction of Kendal, turn right at the junction before the old Auction Mart, follow the road round to the left on Sycamore Avenue, at the top, turn right and carry on to the the end of the avenue.



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

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