



113 Main Street
Sedbergh, Cumbria LA10 5AD

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



113 Main Street Sedbergh, Cumbria LA10 5AD

113 Main Street is a two-bedroom character cottage in the heart of Sedbergh, with walking access to the towns many amenities including a variety of shops, pubs and schools. This cottage lends itself to first time buyers or those looking for a low maintenance second home.

To the ground floor, accommodation comprises of an open plan living space, with fitted kitchen, space for a dining table and a lounge area. The kitchen is equipped with a variety of wall and base units; there is also under counter space for a small washing machine and stand alone cooker. This room is open plan and has windows at all aspects allowing plenty of natural light to dissipate throughout.

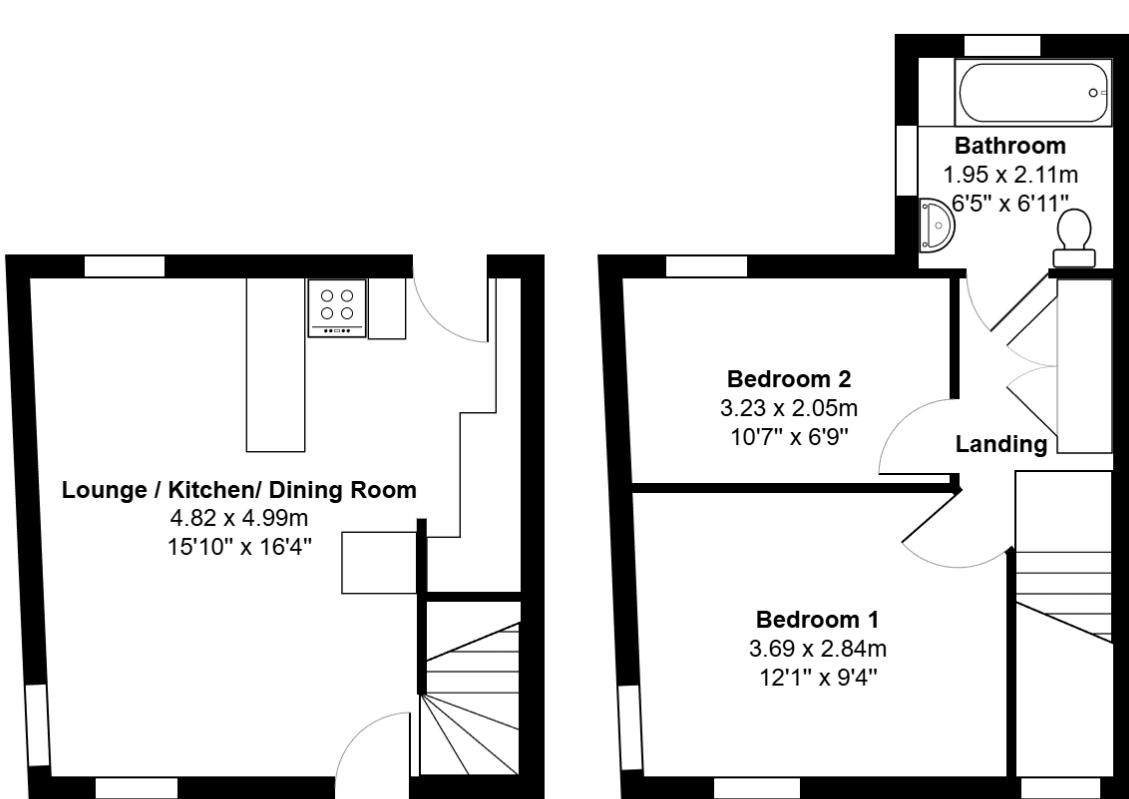
The first floor contains two double bedrooms and the house bathroom. Both bedrooms boast views of the rolling fells surrounding Sedbergh and the second bedroom contains a feature fireplace. The bathroom comprises of a white three-piece suite with shower over bath and wall mounted bathroom cabinets.

Externally, there is a shared yard and a shed belonging to the property. The cottage benefits from double glazing throughout, mains gas, electric, water and drainage.

Viewings highly recommended to appreciate this cottage.

Guide Price £160,000





Ground Floor

First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.

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

113 Main Street is the last house on the right hand side of Main Street, Sedbergh. Parking is at Joss Lane or Loftus Hill Car Parks.

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 or warranty in relation to this property.

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

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Energy Efficiency Rating

