



8 Woodside Avenue, Sedbergh

Cobble Country

8 Woodside Avenue, Sedbergh, Cumbria, LA10 5EY

A modern three bedroom semi detached situated in the sought after development comprising Woodside Avenue, Maple Close and Sycamore Close on the outskirts of Sedbergh. Within easy walking distance of Sedbergh Town Centre this property would be an ideal family property.

An Internal viewing of this property is recommended to appreciate this superb opportunity.

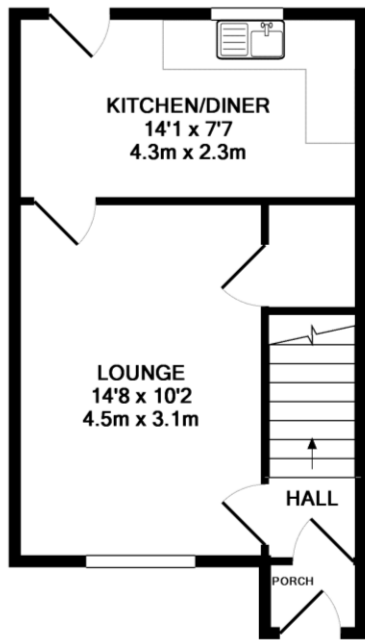
Guide Price of £199,500

The entrance of this property is via an inner porch, which benefits from hanging space and internal door through to the hall with access door to the lounge and stairs leading to the first floor. The lounge is neutrally decorated with window to the front and a useful under stairs storage cupboard. The Kitchen has modern cream wall and base units to include sink with drainer, plumbing for a washing machine and recess space for a fridge/freezer and dishwasher. The kitchen is light and spacious with ample dining space and a door leading to the attractive rear garden with patio seating area and water feature.

The first floor comprises of two double rooms, one single bedroom and the bathroom, which has a three-piece suite including a bath with electric 'Mira' shower over, pedestal wash hand basin and low-level W.C.

This property is fully double glazed throughout.



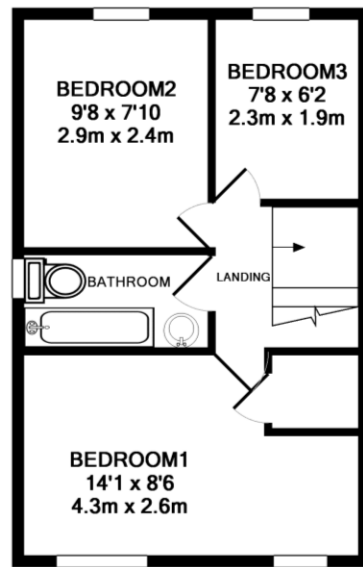


GROUND FLOOR
APPROX. FLOOR
AREA 30.1 SQ.M.
(324 SQ.FT.)

TOTAL APPROX. FLOOR AREA 59.2 SQ.M. (638 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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1ST FLOOR
APPROX. FLOOR
AREA 29.1 SQ.M.
(313 SQ.FT.)

SERVICES

Mains gas, 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 C .

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 right and the property can be seen half way up on the right hand side.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

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FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independantly made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

