



**2, Mary Fell**  
**Sedbergh, Cumbria, LA10 5AR**

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



## 2, Mary Fell

### Sedbergh, Cumbria, LA10 5AR

A well improved end terraced home, which the present owners have invested much time and money into enhancing and it now represents a lovely 3 bedroom house.

The property sits in a convenient plot near the entrance of MaryFell with a private rear landscaped courtyard garden. The many improvements to the home include double glazing, fitted kitchen, fitted bathroom and fitted wardrobes.

This is a property ready to move into and therefore suitable for all types of buyers.

The property offers an inner hall with glass panelled doors to the kitchen and lounge. The lounge has dual aspect with patio doors to the rear courtyard and feature gas fireplace. There is a well fitted dining kitchen with wall and base units including a integral fridge and freezer, sink and ½ with drainer and cooker point. There are three useful storage cupboards one with plumbing for a washing machine and there is an external door to the rear garden.

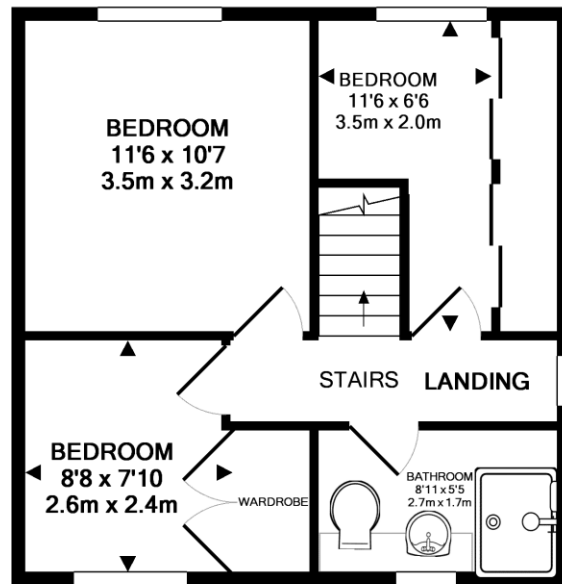
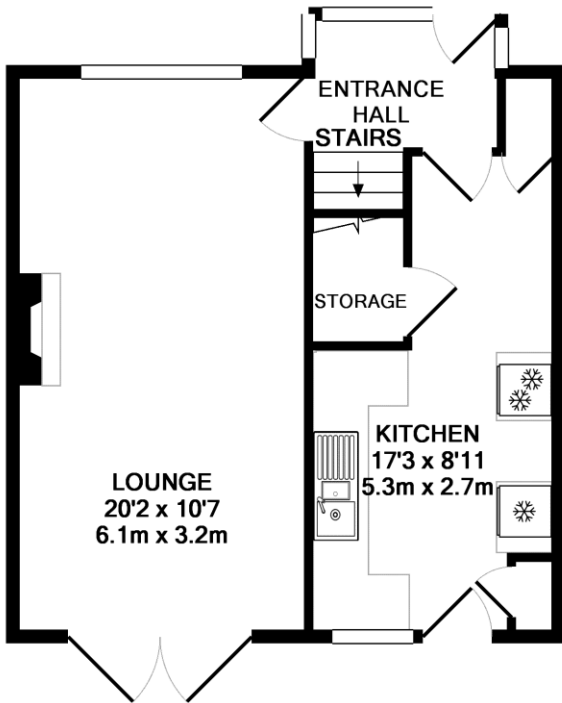
To the first floor are the 3 bedrooms, 2 with fitted wardrobes and one with built in cabin bed with underneath storage space. The bathroom has also been recently upgraded comprising a shower cubicle, vanity wash hand basin and vanity W.C with push flush.

Externally Mary Fell benefits from a front and rear garden with water supply and large shed with power and lighting. Local occupancy restriction applies.

Modern feel throughout, viewings recommended.

**Guide Price £179,000**





TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES**

Mains electric, water and drainage, Electric 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 B.

**DIRECTIONS**

From our office continue to the end of Main Street. At the junction take a left onto 'Long Lane' continue along this road taking the right hand turn for 'Mary Fell. Number 2 is located on the left hand side just after the first left hand turning.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	58	59
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40	40
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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