



26 Long Lane, Sedbergh

**Cobble Country**

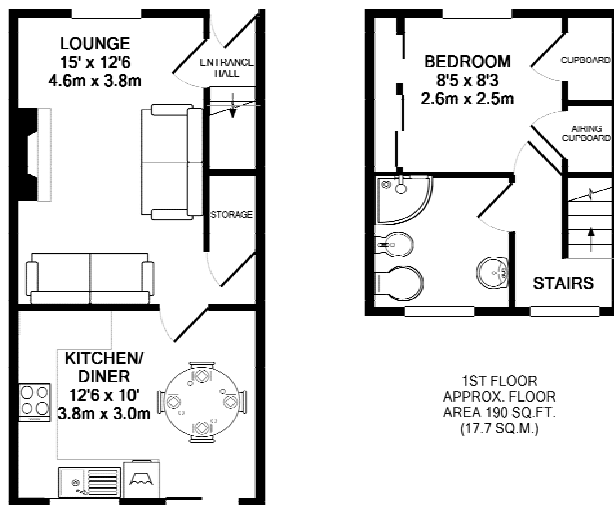
## 26 Long Lane, Sedbergh, Cumbria, LA10 5AH

**One bedroom terrace Cottage situated within the market Town of Sedbergh.  
An ideal investment or superb low maintenance home for the first time buyer.  
An Internal viewing of this property is recommended to appreciate this opportunity.**

**No forward chain.**

**Guide Price of £149,000**

26 Long Lane is a spacious cottage with a modern feel throughout. The entrance hall leads into the lounge which benefits from attractive oak laminate flooring, gas fire with marble hearth and useful under stairs storage cupboard. The kitchen is a bright room with fitted ceramic hob and electric oven, stainless steel sink with drainer, plumbing for washing machine and space for freestanding fridge/freezer. The kitchen also allows for a dining space with French sliding doors leading to the rear South facing patio.



GROUND FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.8 SQ.M.)

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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The double bedroom benefits from ample storage with fitted wardrobe to one wall and front outlook. The bathroom has a four piece suite including pedestal wash hand basin, low-level W.C, bidet and shower cubicle. Fully double-glazed throughout.



## SERVICES

Mains gas central heating, 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

From the offices of Cobble Country Property, walk east along Main Street, which joins Long Lane and No. 26 can be found on the right hand side half way down the hill.

## VIEWINGS

A personal interest needs to be declared on this property. Viewings are arranged through the agent but will be conducted out of office hours.

## 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 independently 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.



Address: 26, Long Lane, , SEDBERGH, LA10 5AH  
ORN: 0151 6829 6349 0222 6006

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
not energy efficient - higher running costs		not environmentally friendly - higher CO <sub>2</sub> emissions	
62	75	55	71

England & Wales EU Directive 2002/91/EC