



39 Sedbergh Road  
NN18 0NT



**Simpson West**



Occupying a convenient location close to the town centre, this property offers well-balanced accommodation throughout. The ground floor features a spacious dual aspect lounge along with a recently updated shaker style kitchen, complemented by a separate utility space. To the first floor are two well proportioned double bedrooms and a contemporary fitted bathroom. Externally, the home benefits from both front and rear gardens, providing pleasant outdoor spaces. The rear garden is predominantly laid to lawn with various areas of patio and hard standing to provide space for entertaining, Ideally positioned for access to local shops, amenities, schools, and public transport links, this property presents an excellent opportunity for purchasers looking to create a comfortable, modern home within a popular and well-connected area.

Energy Performance Rating: TBC

Council Tax Band: A

£175,000



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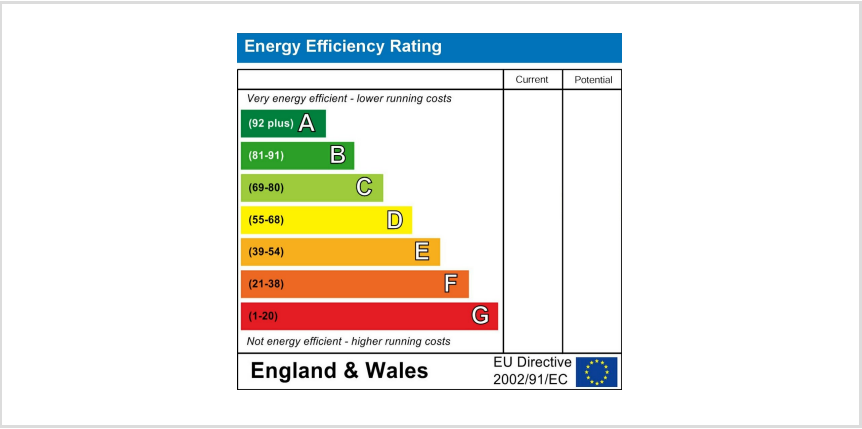
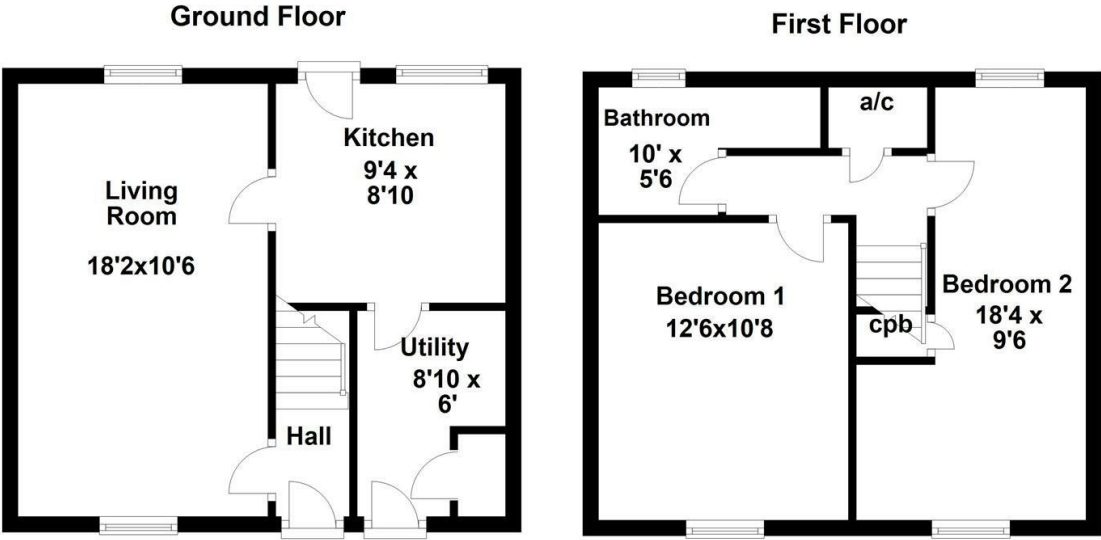


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**Simpson  
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