



36 Loftus Hill, Sedbergh
£230,000



36 Loftus Hill

Sedbergh

A delightful traditional terraced residence conveniently located to the fringe of the popular market town of Sedbergh with all the local amenities close to hand. With easy access to the Lake District National Park and the M6 Motorway.

The well presented accommodation comprises a sitting room with multi fuel stove and kitchen to the ground floor. The first floor offers two double bedrooms and a family bathroom. The property benefits from gas central heating.

Outside there are gardens to the front and rear with on road parking.

The property is Grade II Listed.

GROUND FLOOR

SITTING ROOM

13' 1" x 9' 5" (3.98m x 2.86m)

Both max. Double glazed door, single glazed window, radiator, multi fuel stove.

KITCHEN

14' 6" x 13' 0" (4.41m x 3.96m)

Both max. Single glazed door to garden, two single glazed windows, radiator, base and wall units, stainless steel sink, integrated oven, gas hob with extractor/filter over, space for fridge freezer, plumbing for washing machine.

FIRST FLOOR

LANDING

8' 8" x 5' 9" (2.63m x 1.75m)

Both max. Loft access.

BEDROOM

14' 2" x 6' 4" (4.33m x 1.94m)

Both max. Single glazed window, radiator.

BEDROOM

13' 2" x 8' 11" (4.02m x 2.73m)

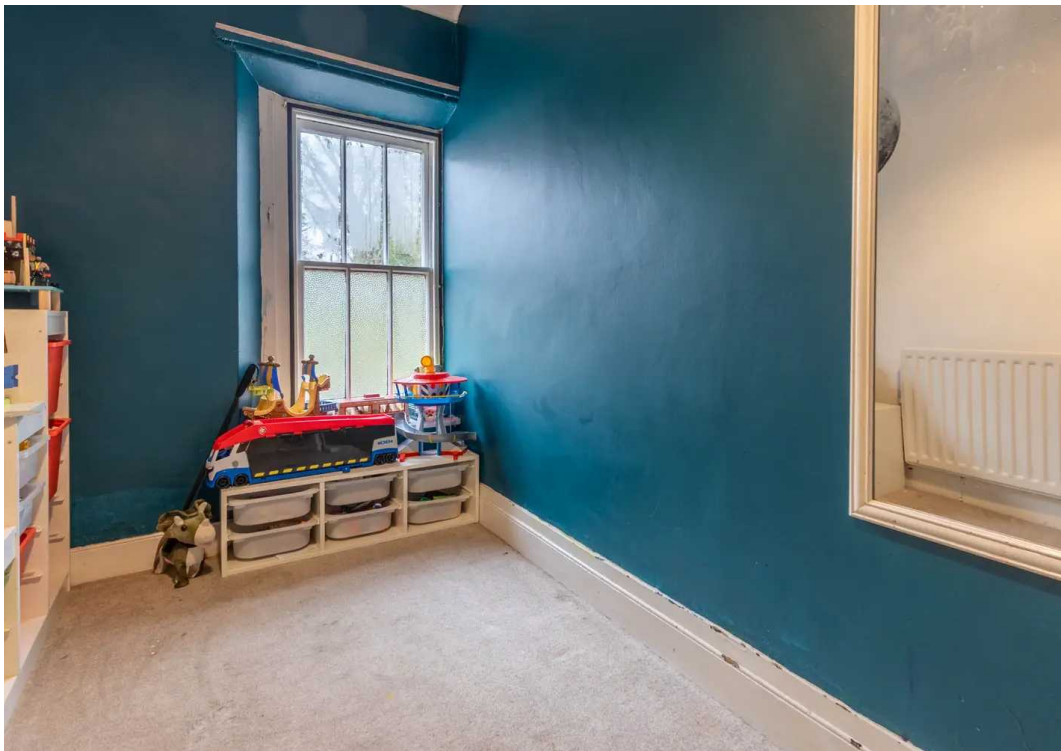
Both max. Single glazed window, radiator, built in shelves.

BATHROOM

7' 10" x 6' 4" (2.40m x 1.94m)

Both max. Single glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls, built in cupboards housing gas boiler.





OUTSIDE

Gardens to the front and rear with the rear garden having a lawn area surrounded by fences with space for potted plants. There is also a shed with a water supply and it has light and power. To the front is a landscape garden with rockery features.

ON STREET PARKING

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

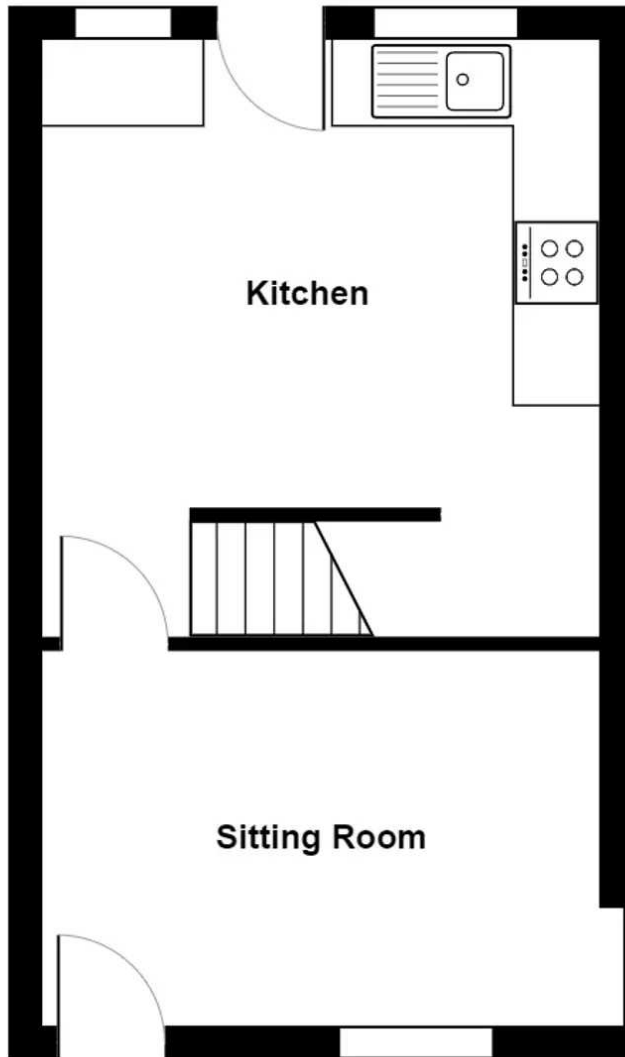
Entering Sedbergh from Kendal on the A684, just before RS Morphet garage turn right on to Busk Lane and continue to the end of the road. At the T junction turn right onto Loftus Hill and number 36 is on the left.

WHAT3WORDS: beaker.mole.skies

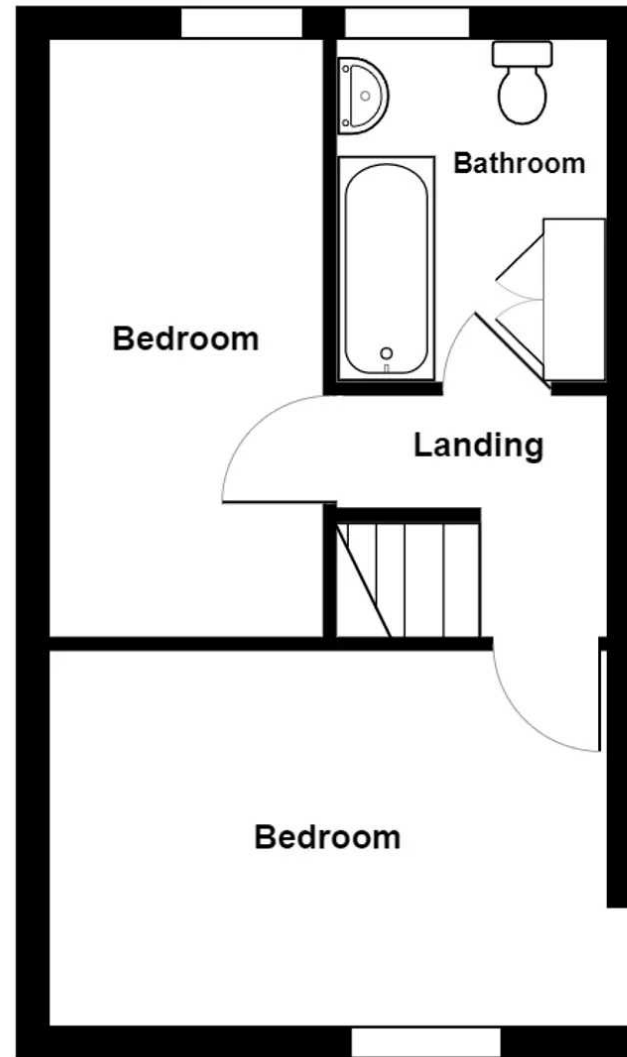
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Ground Floor



First Floor



36 Loftus Hill, Sedbergh

Total Area: 55.0 m² ... 592 ft²

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

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