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23 Main Street  
Sedbergh, Cumbria LA10 5BN

Cobble Country  
Dales & lakes

Town & Country Property Agents Est. 1992



# 23 Main Street Sedbergh, Cumbria LA10 5BN

23 Main Street is a beautiful, light and airy 3-bedroom flat prominently positioned on the Main Street of Sedbergh close to all the town's amenities including pubs, coffee shops, medical facilities, library with great walks to explore in the local countryside on the doorstep too.

The accommodation briefly consists of an entrance hall off street level with stairs leading to the first floor where you will find a very spacious L shaped lounge/dining room, kitchen with Belfast sink, shower room and 2 of the 3 bedrooms. To the second floor is the 3rd attic bedroom which has wooden beams, velux windows and plenty of storage. Access to the loft is off the landing.

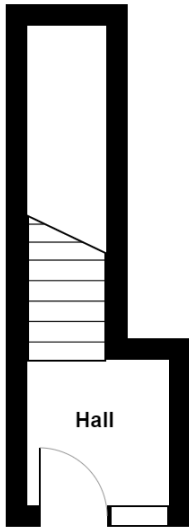
The property benefits from some double-glazed windows, combi boiler and gas central heating.

There are over 970 years remaining on the lease.

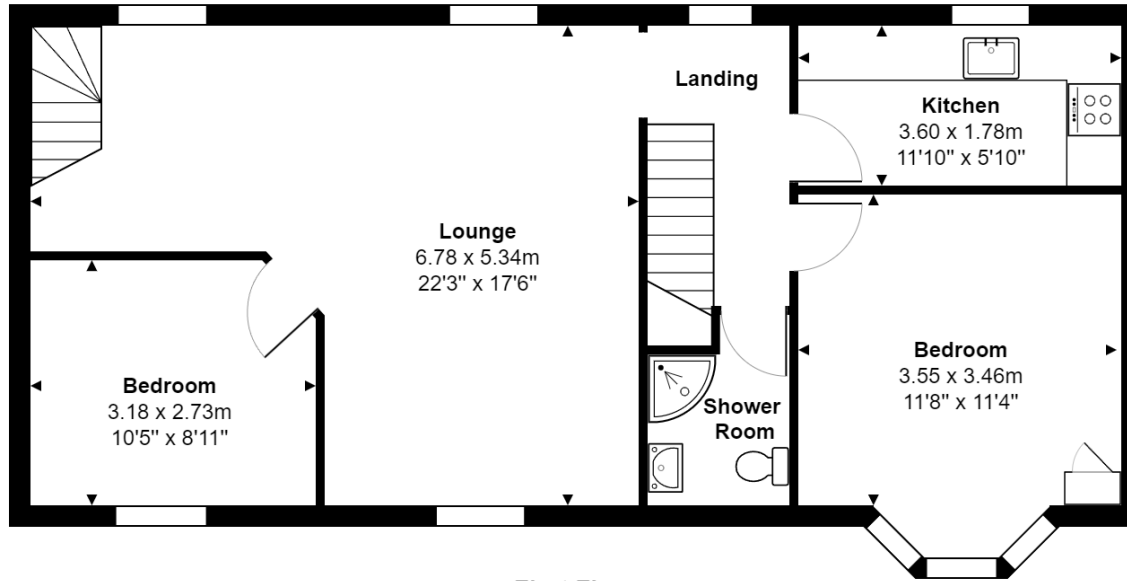
Viewings highly recommended to appreciate the flat and it's situation.

**Guide price £200,000**

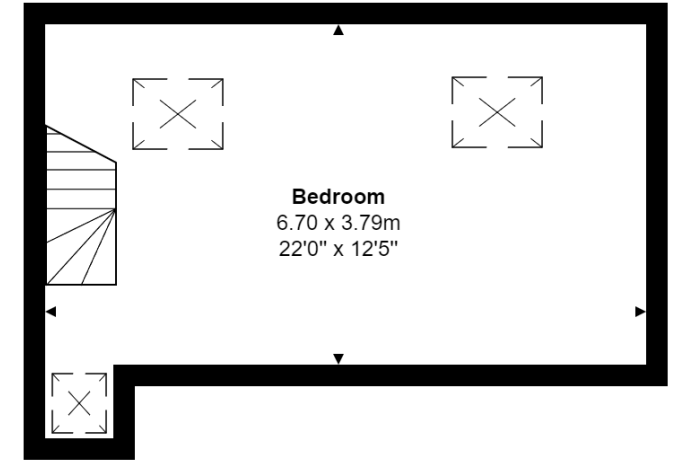




Ground Floor



First Floor



Second Floor

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

**SERVICES**

Mains electric, gas, water and drainage.

**TENURE**

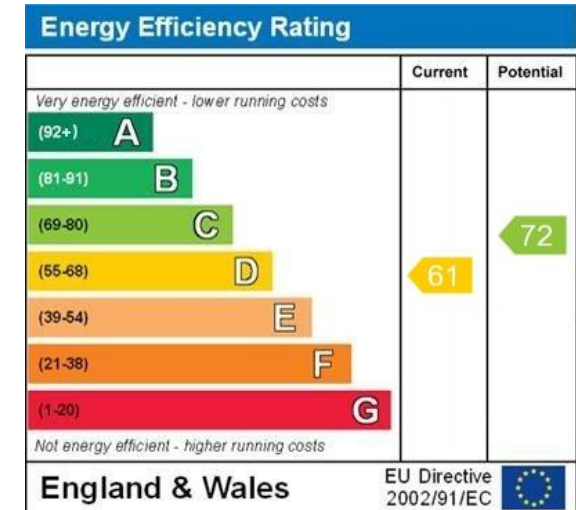
We are advised by the vender that the property is Leasehold with over 970 remaining.

**COUNCIL TAX BAND**

We are advised that the property is currently in Band B.

**DIRECTIONS**

The property is located on Main Street opposite the Post Office.



England & Wales EU Directive 2002/91/EC

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Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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