

24 Woodside Avenue
Sedbergh, Cumbria, LA10 5EY

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



24 Woodside Avenue

Sedbergh, Cumbria LA10 5EY

24 Woodside Avenue is a 2-bedroom semi-detached property on Woodside Avenue, situated to the West of Sedbergh town Centre, providing easy access to local shops, facilities and playing fields.

The accommodation briefly consists of a vestibule and entrance hall leading to a fitted kitchen, an open plan sitting dining room and conservatory with patio door to the garden. On the first floor is a newly fitted shower room and two bedrooms, one of which is a good size double and one smaller single. The rear of the property enjoys views over the playing fields.

The property benefits from gas central and double glazing.

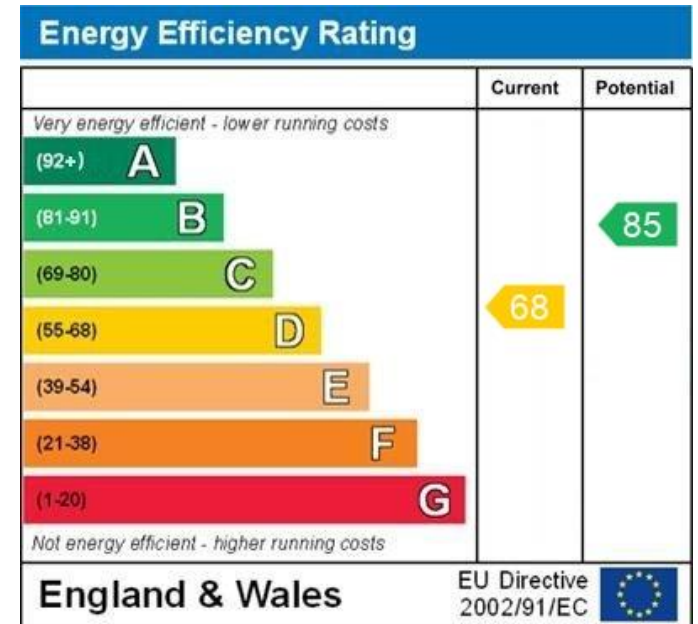
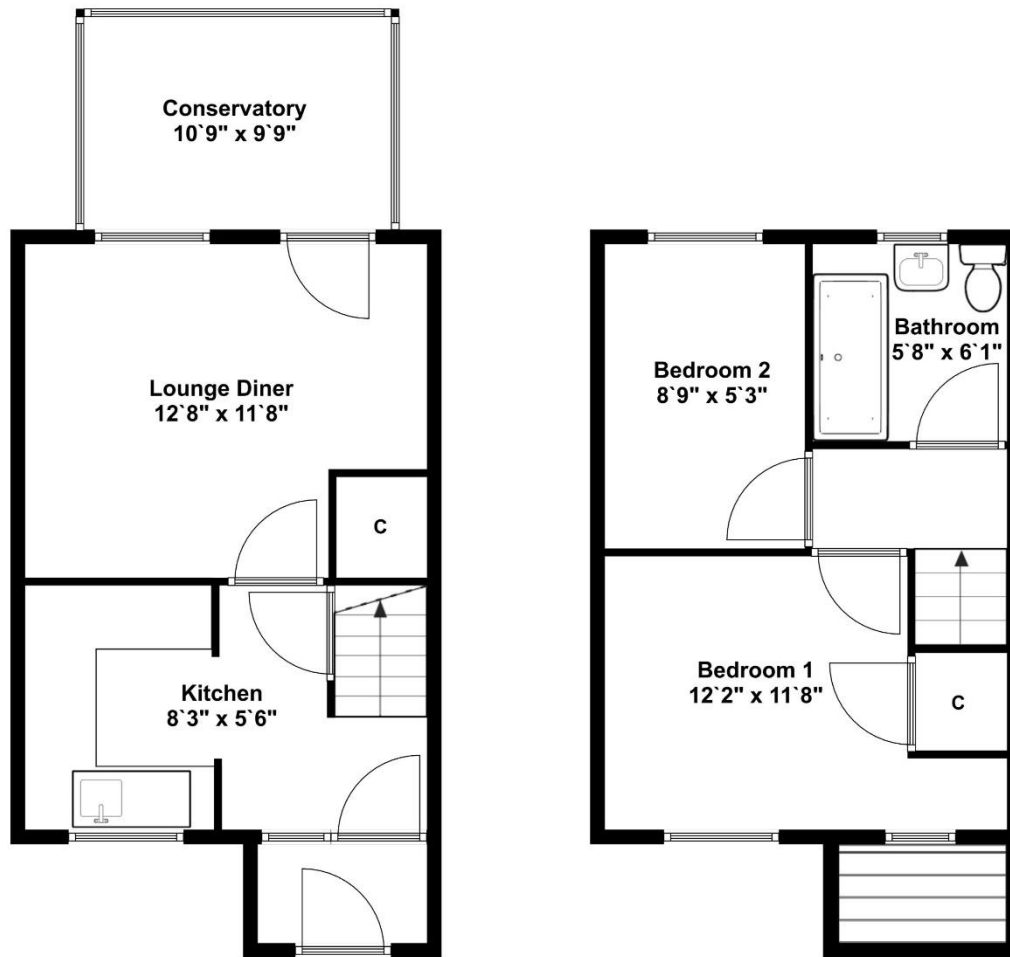
24 Woodside Avenue is sat on a good-sized plot, offering front and rear and gardens.

The property also benefits from off road parking spaces for 2 cars and shared visitor's spaces, making it an ideal home for a retired couple or small family or indeed a second home in an ideal location for walking and exploring the Yorkshire Dales & Lake District National Parks.

Viewings highly recommended.

Guide price £200,000





WWW.EPC4U.COM

SERVICES

Mains gas, electric, water and drainage.

TENURE

We are advised by the vender that the property is Freehold.

COUNCIL TAX BAND

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

DIRECTIONS

Entering Sedbergh from the M6 or Kirkby Lonsdale driving in on the A684, Station Road. Go past the Spar and Heath Centre and turn first left onto Woodside Avenue. Number 24 is up towards the top on the rights hand side.

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.

C1041 Printed by Ravensworth 01670 713330

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

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: Sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk