



41 Woodside Avenue,
Sedbergh, Cumbria LA10 5EY

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



41 Woodside Avenue, Sedbergh, Cumbria LA10 5EY

41 Woodside Avenue, a lovely one-bedroom house situated on the popular estate of Woodside Avenue within the Dales Town of Sedbergh. The estate is quiet, to the west of the town centre and provides easy access to the local shops, pubs and cafes, schools and facilities within the town.

To the ground floor there is a lounge that has been slightly extended to create more living space with wood effect flooring, windows to the front and side with an open staircase at the rear. The kitchen has plenty of wall and base units including a sink with drainer, 4 ring gas hob with electric oven and integrated fridge. There is an alcove under the stairs which creates a useful area for a breakfast bar or further kitchen units.

To the first floor is the double bedroom to the front of the property, has a useful fitted storage cupboard and views towards the Howgill Fells. The bathroom has a low level wc, wash hand basin and bath with shower over.

This property benefits from wooden double glazing throughout with gas central heating, combi boiler, private off-road parking and a small side patio with space for patio furniture and a washing line. It is a great low maintenance property as an investment or for a first-time buyer.

Please note there is a Management Company and related charge for this property. Please ask the agent for further information.

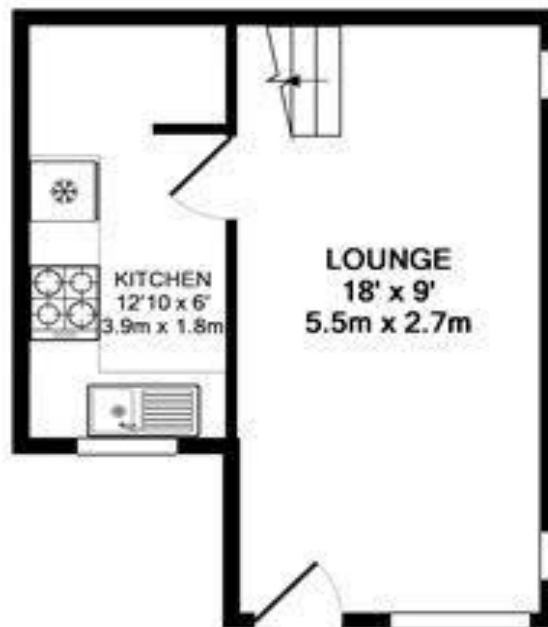
Viewings are highly recommended.

Guide Price: £165,000

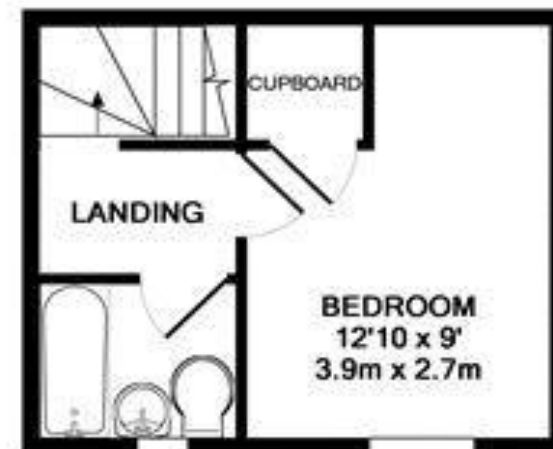


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	73	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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GROUND FLOOR
APPROX. FLOOR
AREA 238 SQ.FT.
(22.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 191 SQ.FT.
(17.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 430 SQ.FT. (39.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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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 A.

DIRECTIONS

Entering Sedbergh from the M6 or Kirkby Lonsdale driving in on the A684, Station Road. Go past the Spar and Medical Centre and turn first left onto Woodside Avenue. Number 41 at the top, round the left corner and at the end on the left hand side terrace.

REFERRALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full details are available on request.

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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