



20 Maple Close
Sedbergh, Cumbria LA10 5JE

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



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20 Maple Close is a modern semi-detached house located on a quiet cul de sac to the west of the market town of Sedbergh. It is within easy walking distance of the Medical Centre, Spar shop and The Main Street of the town where you will find cafes, pubs, individual shops and many other amenities.

Accommodation briefly comprises of an entrance hall, wc, kitchen and lounge to the ground floor with 2 double bedrooms and house bathroom to the first floor. The kitchen has plenty of wall and base units, integrated fridge-freezer, electric oven and 4 ring gas hob, stainless steel sink with space and plumbing for a washing machine. The large lounge has dual aspect windows and leads to the conservatory which serves as a dining area. There is also an under stairs cupboard.

On the first floor of the property, there are two good-sized double rooms, the front one having integrated storage cupboard over the stairs. At present the rear bedroom has a temporary dividing wall. The three-piece bathroom suite includes a shower over the bath.

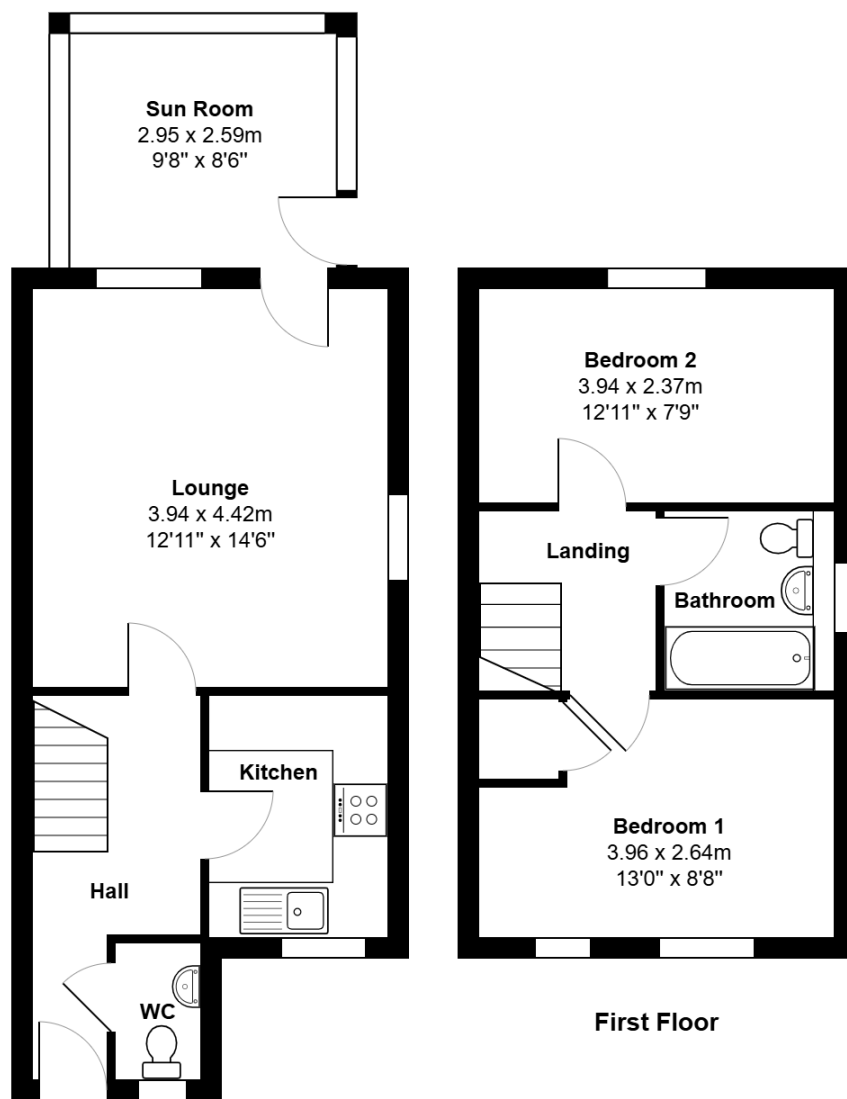
Externally there is a small open garden to the front with private parking. To the rear an enclosed garden containing two sheds and a versatile growing space. The larger shed is an insulated office space with mains electric. The property benefits from wooden double glazing and gas central heating.

Local Occupancy Restriction and management fees apply to this property - please ask the Agent for more details.

Viewings highly recommended to appreciate the space and surrounding area.

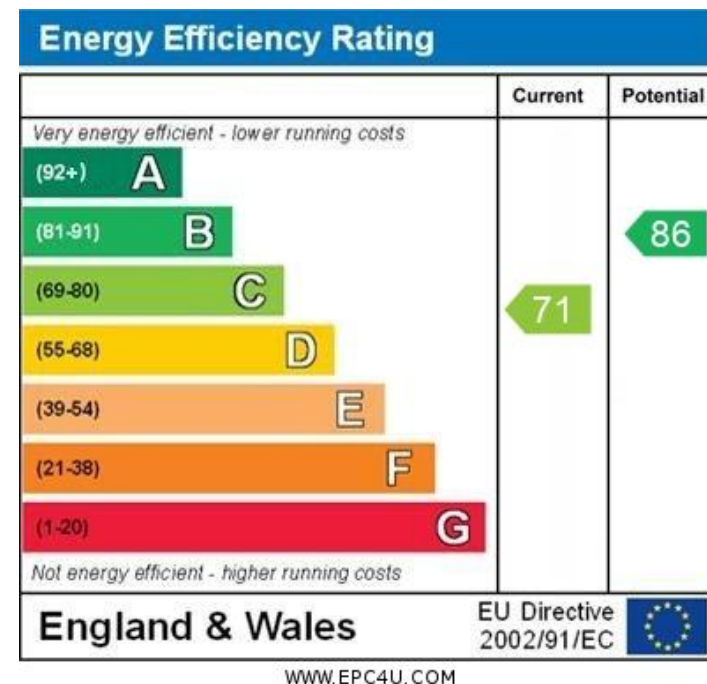
Guide Price £210,000





Ground Floor

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



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

Leaving Sedbergh town Centre heading towards Kendal, take the right turn into Woodside Avenue just before the Spar and Medical Centre, take the first right down the hill and number 20 is the 4th property on the right.

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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