



23 WOODSIDE AVENUE

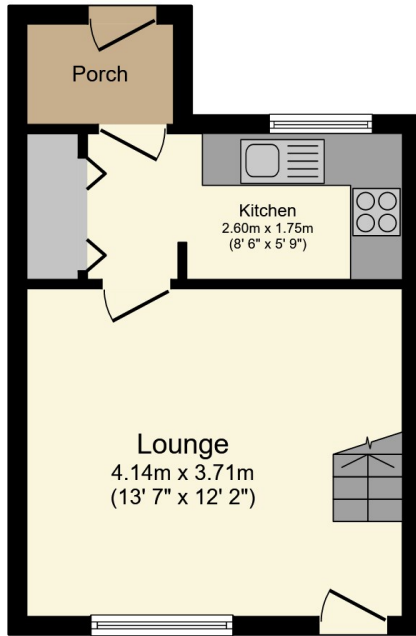
SEDBERGH, LA10 5EY

£200,000

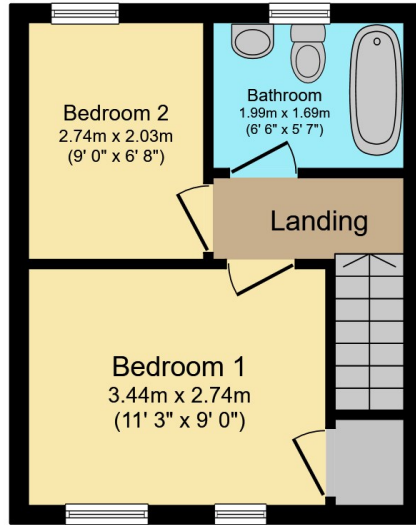
FREEHOLD

23 Woodside Avenue is a well presented 2 bedroom semi detached property centrally located to the town with a driveway and rear enclosed garden. Accommodation briefly comprises of a porch, kitchen, lounge, 2 bedrooms and bathroom. The property benefits from wooden double glazing and gas central heating.





Ground Floor
Floor area 26.4 sq.m. (284 sq.ft.)



First Floor
Floor area 24.2 sq.m. (261 sq.ft.)

Total floor area: 50.6 sq.m. (545 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC Rating: C Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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