



39 Sedbergh Road  
NN18 0NT



**Simpson West**

Occupying a convenient location close to the town centre, this property offers well-balanced accommodation throughout. The ground floor features a spacious dual aspect lounge along with a recently updated shaker style kitchen, complemented by a separate utility space. To the first floor are two well proportioned double bedrooms and a contemporary fitted bathroom. Externally, the home benefits from both front and rear gardens, providing pleasant outdoor spaces. The rear garden is predominantly laid to lawn with various areas of patio and hard standing to provide space for entertaining, Ideally positioned for access to local shops, amenities, schools, and public transport links, this property presents an excellent opportunity for purchasers looking to create a comfortable, modern home within a popular and well-connected area.

Energy Performance Rating: C

Council Tax Band: A

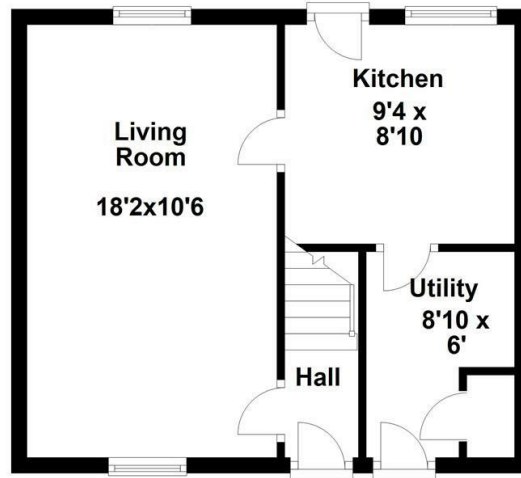


£165,000

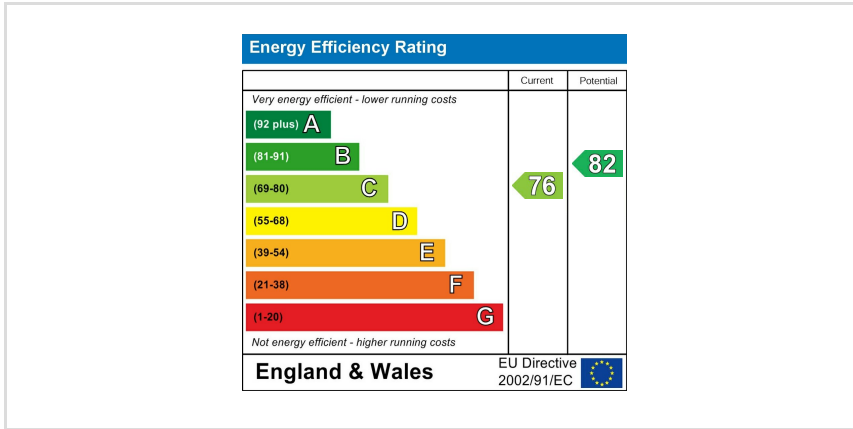
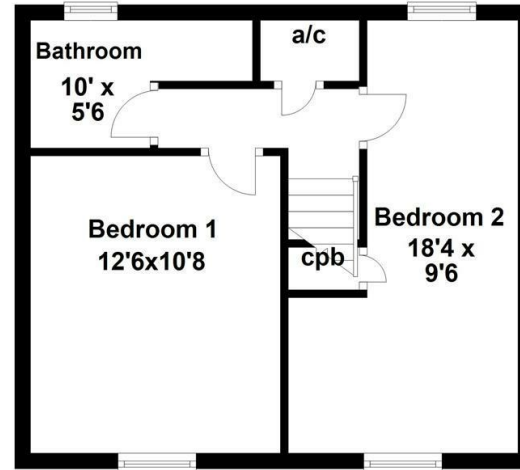
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Ground Floor



First Floor



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
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Making Every  
Journey Personal



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