



20 MAPLE CLOSE

SEDBERGH, LA10 5JE

£210,000
FREEHOLD

20 Maple Close is a modern semi-detached house located on a quiet cul de sac to the west of the market town of Sedburgh. 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

COBBLE
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EST. 1992

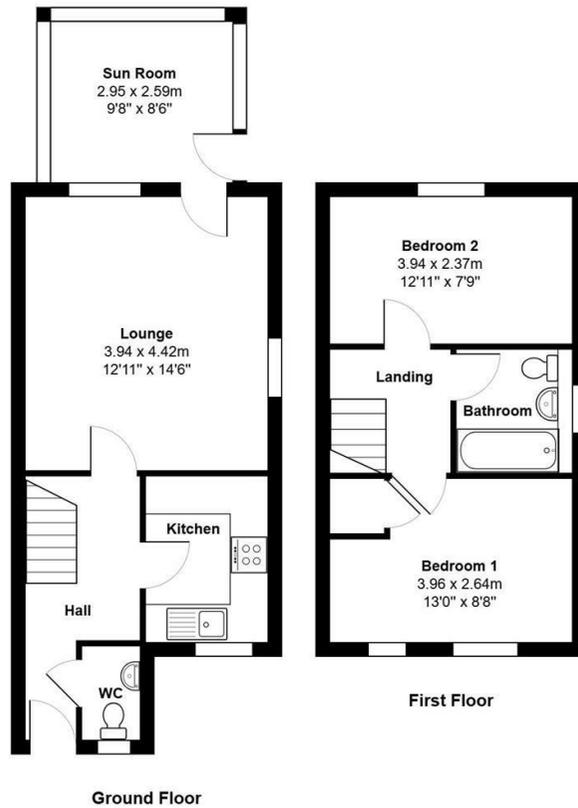
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- Modern semi detached house
- Large lounge and conservatory
- Kitchen with plenty of wall and base units
- 2 good sized double bedrooms
- 3 piece house bathroom including shower over the bath
- Downstairs WC
- Driveway with parking
- Private rear rarden
- Local Occupancy Restriction applies - please ask the Agent for more details



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For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

EPC Rating: **Council Tax Band: B**

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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