

Christopher Whelan

16 Fell Close, Sedbergh LA10 5AP



Price £169,000

**A 3 bedroom newly refurbished property close to the centre of Sedbergh,
schools and all amenities.**

Lounge, conservatory, kitchen, utility and family bathroom.

Flagged patio area at rear.

Locals only restrictions apply.



Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
property@chriswhelan.co.uk www.chriswhelan.co.uk
Tel: 015396 20293 Fax 015396 21650

General

Upvc double glazing throughout except in utility.

Accommodation (All measurements are approximate)

Porch vestibule

Tile flooring. Radiator.

Hallway

Laminate floor carried through from kitchen. Telephone socket.

Kitchen

3.86 x 2.69m (12ft 8ins x 8ft 10ins)

New kitchen units. Electric hob and double oven. Beech block worktops. Cupboard with gas boiler. Space and plumbing for dishwasher and fridge. Spotlights. Laminate floor.

Open plan to



Conservatory

4.9 x 3.3m (16ft 1ins x 10ft 10ins)

Upvc frame with double glazed glass roof – double glazed walls on masonry plinth. Under floor heating. Laminate floor.



Utility

Sink plumbed for washer. Space for freezer.



Living room 5.44 x 3.2m (17ft 10ins x 10ft 6ins)
Gas fired stove. Carpet. Radiator. Double glazed double doors to Conservatory.



Stairs up
Carpet. Radiator.

Bathroom 1.68 x 1.88m (5ft 6ins x 6ft 2ins)
Panel bath with electric shower over. Basin in vanity unit linking to WC with hidden cistern. Tile splash. Tile floor. Extractor. Chrome towel radiator.



Bedroom 1 (Front) 2.79 x 1.8m (9ft 2ins x 5ft 11ins)
Cupboard over stairs. Vertical blinds. TVpoint. Carpet. Radiator.



Bedroom 2 (Front) 3.71 x 3.23m (12ft 2ins x 10ft 7ins)
Double door wardrobe. Vertical blinds. TV point. Carpet. Radiator.



Bedroom 3 (Rear) 4.09 x 1.65m (13ft 5ins x 5ft 5ins)
Vertical blinds. TV point. Carpet. Radiator.



Loft

Insulated – ladder access.

Outside

Flagged patio in rear garden and gravelled area. Large Shed. Fenced, flagged and gravelled area at front.



Services

Mains water, gas, electricity, drains.

Council Tax

Band B £1,214.26 payable 2011/12

Tenure

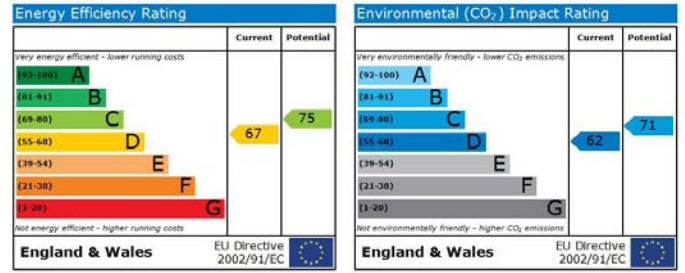
Freehold. Subject to Locals Only restriction.

Locals Only Restriction.

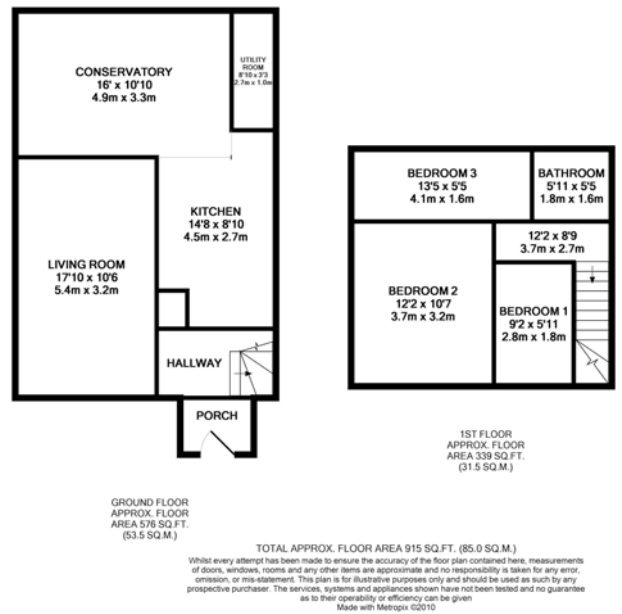
Occupancy restricted to those who have lived or worked in the area for the last 3 years.

There are exceptions, details available from Agent.

EPC Graph



Floorplan



Directions

From our office continue to end of Main Street, turn left onto Long Lane, pass row of terraced houses, turn right onto Maryfell, and take first right onto Fell Close. No. 16 is on the left.

Local Authorities: South Lakeland District Council, Kendal. Cumbria County Council, Carlisle

Planning Authority: Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn. N.Yorkshire DL8 3EL.

If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.

Viewing strictly by appointment only.

Telephone: 01539 620293

Fax 01539 621650

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statement or representation of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.