

Christopher Whelan

18 Queens Drive, Sedbergh, Cumbria LA10 5DP



£269,950

A three bedroom bungalow situated on a sought after and peaceful drive on the outskirts of Sedbergh.

With kitchen, lounge, dining room, bathroom and separate WC.

Garden to front and rear. Garage.



Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
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Tel: 015396 20293 Fax 015396 21650

Property is of rendered block build with clay tile roof and uPVC barge boards and soffets.

Accommodation (All measurements are approximate)

Lounge 4.90m x 3.76m (16ft 1ins x 12ft 4ins)
Stone fireplace with gas fire. Fitted carpet. Radiator.



Dining Room 3.30m x 2.76m (10ft 10ins x 7ft 5ins)
Radiator



Range of wall and base units. Double oven, gas hob. Dishwasher. Spot lights. Aluminium double glazed window. Laminate floor. Radiator.



Bathroom 1.50m x 2.74m (4ft 11ins x 9ft 0ins)
Tiled on 2 walls. Panel bath with shower over and shower screen. Basin in vanity unit. WC. Vinyl tile floor. Radiator.



Built in wardrobe. Aluminium double glazed window.
Fitted carpet. Radiator.



Bedroom 2 3.71m x 3.30m (12ft 2ins x 10ft 10ins)
Aluminium double glazed window. Fitted carpet.
Radiator.



Bedroom 3 3.05m x 2.41m (10ft 0ins x 7ft 11ins)
Aluminium double glazed window. Fitted carpet.
Radiator.



Bracket basin , WC. Aluminium double glazed window.
Fitted carpet.

**Outside
Gardens**

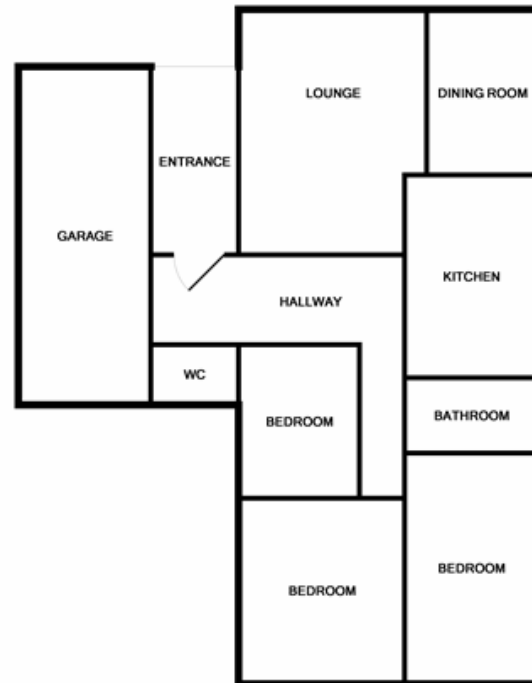
Tended gardens to front and rear.



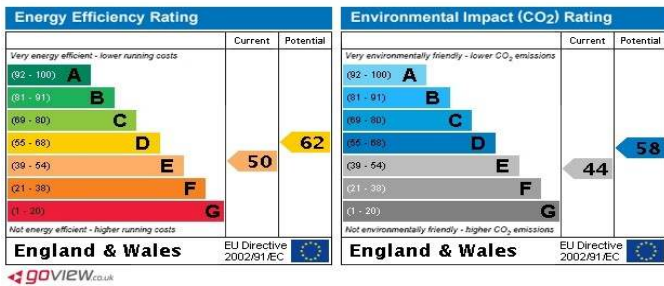
Garage 7.67m x 2.62m (25ft 2ins x 8ft 7ins)
Porcelain sink plumbed for washer. Gas meter. Electric
operated up and over door. Light and power. uPVC
back door to garden. Ideal gas boiler.

Concrete driveway.

Floorplan



TOTAL APPROX. FLOOR AREA 1188 SQ.FT. (110.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given
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Services

Mains water, gas, electricity, drains.

Council Tax

Band D £1561.20 payable 2011/2012

Tenure

Freehold.

Directions

From junction 37 of M6 motorway follow A684 to Sedbergh. Pass DT Close garage on right, Queens Drive is about 100 yds along on the right. Turn onto Queens Drive follow road around to the left No.18 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.