

# Christopher Whelan

**50 Woodside Avenue, Sedbergh LA10 5EY**



**£195,000**

**A two double bedroom semi detached property close to the centre of Sedbergh.  
Accommodation comprises lounge and kitchen on ground floor, and two  
double bedrooms and bathroom on first floor.  
With a peaceful woodland themed garden to the rear with wildlife pond.  
Garden to front and parking for two cars.**



Auctioneers, Estate Agents & Property Managers  
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## General

Service charge of £60 per annum for the maintenance of landscaped areas on the estate.

**Accommodation** (All measurements are approximate)

## Hallway/vestibule

Internal glazed screen and door. Tile floor. Radiator. Smoke alarm.

## Lounge 4.42m x 3.96m (14ft 6ins x 13ft 0ins)

Tile floor. Cupboard under stairs. Radiator. Door to garden. Glazed door to hallway.



## Kitchen 2.67m x 1.96m (8ft 9ins x 6ft 5ins)

Range of wall and base units. Oak worktops with gas hob and electric oven. Ceramic sink. Plumbing for washing machine and fridge. Extractor over hob. Under unit lights. Tile floor. Extractor.



## Stairs and landing

Painted balustrade and banisters. Fitted carpet. Access to loft.



## Bedroom 1 2.36m x 3.96m (7ft 9ins x 13ft 0ins)

At rear. Glazed panel door. Radiator. Carpet.



## Bathroom 1.98m x 1.85m (6ft 6ins x 6ft 1ins)

Bath with pine panel. Pedestal basin. WC. Tile splash. Tile floor. Radiator. Extractor. Glazed panel door.





From our office turn right onto Back Lane/A684. At the mini roundabout turn right onto Finkle Street/A684. Bear left along Main Street onto Station Road. Pass Highfield Road and turn right onto Woodside Avenue. Follow the road, and number 50 is at the top on the cul-de-sac.

**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.