



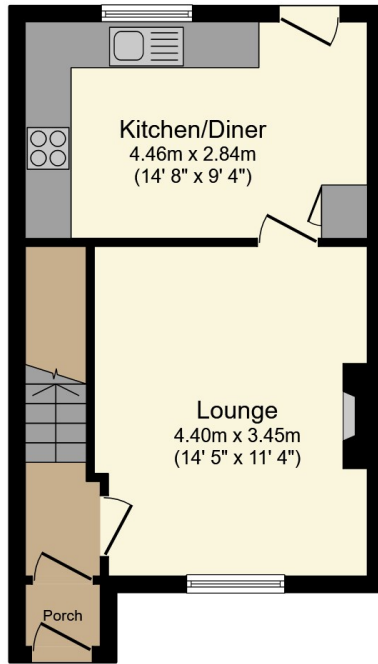
46 WOODSIDE AVENUE

SEDBERGH, LA10 5EY

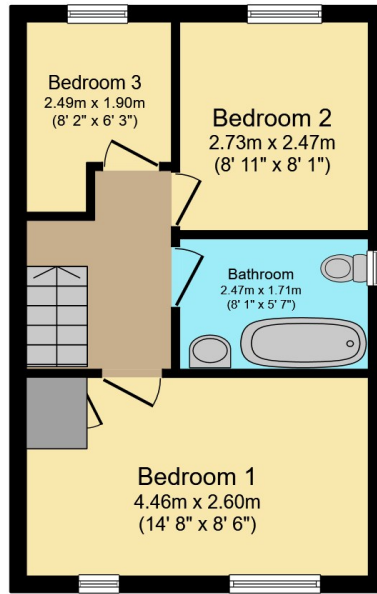
£275,000
FREEHOLD

46 Woodside Avenue is a charming three-bedroom house located in a desirable area, perfect for families or professionals seeking a modern living space. Accommodation comprises of a generous lounge and kitchen with space for a dining table. To the first floor is the house bathroom and three bedrooms, two doubles and a single. This property is ideal for a young or growing family.

COBBLE
Country
Dales & Lakes
TOWN & COUNTRY PROPERTY AGENTS
EST. 1992



Ground Floor



First Floor



Total floor area: 65.6 sq.m. (706 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC Rating: C Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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	

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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