



28 Long Lane, Sedbergh  
£200,000





## 28 Long Lane

### Sedbergh

A well presented mid-terraced property situated within the market town of Sedbergh. The market town offers a library, veterinary practice, town gym, medical centre, dentist and two petrol stations together with a good range of shops, cafes, restaurants and public houses and there is a good choice of walks locally. There are regular bus services to both Kendal and Kirkby Lonsdale and Sedbergh is just a short drive from Junction 37 of the M6. A charming 1 bedroom mid-terraced house, this property offers an exceptional opportunity for first-time buyers or investors alike. Upon entering, you are greeted by a beautiful sitting room adorned with stone features, creating a warm and inviting atmosphere. Continuing through, the substantial kitchen diner provides ample space for entertaining, with the added benefit of direct access to the rear garden. Ascending to the first floor, you will find a generously sized double bedroom, complemented by a stylish three-piece suite bathroom featuring a standalone bath. Step outside to discover the rear garden. The low maintenance garden at the rear is thoughtfully designed with gravelled features, providing a setting for unwinding in the fresh air. Ample space is allocated for a shed, ideal for storage, as well as garden furniture for al fresco lounging or dining. The highlight of the outdoor space is the direct access onto the neighbouring playing fields, offering a peaceful extension of the property's surroundings. Fronting the property, on-street parking ensures convenience for residents and visitors alike. Whether you seek a private retreat or a place to entertain, this property truly offers the best of both indoor and outdoor living.

- Mid-terraced property
- A great first time buyer home or investment property
- Beautiful sitting room with stone features
- Substantial kitchen diner with access to the rear garden
- One double bedroom on the first floor
- A three piece suite bathroom which has a stand alone bath
- Enclosed low maintenance garden to the rear with access onto playing fields
- On street parking
- Short walk to the town centre
- Easy access to the M6 Motorway, Lake District National Park and the Yorkshire Dales

### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### EPC RATING C

### SERVICES

Mains electric, mains gas, mains water, mains drainage

### COUNCIL TAX: BAND B

### TENURE: FREEHOLD

**PLEASE NOTE:** The vendor is related to an employee of THW Estate Agents LTD.

### DIRECTIONS

From Junction 37 of the M6 Motorway proceed on the A684 to Sedburgh. Enter the market town and follow the road towards the centre passing the Dalesman Public House, follow the road around to the right and at the mini roundabout turn left onto Back Lane. Carry on going down the road as it merges into Long Lane and you can find 28 on the right.

**WHAT3WORDS:** ///reward.whisker.converter







## GROUND FLOOR

### ENTRANCE HALL

3' 8" x 2' 9" (1.11m x 0.85m)

### SITTING ROOM

15' 0" x 9' 7" (4.57m x 2.92m)

### KITCHEN

13' 5" x 11' 7" (4.08m x 3.54m)

## FIRST FLOOR

### LANDING

6' 11" x 5' 9" (2.11m x 1.76m)

### BEDROOM

12' 10" x 8' 0" (3.92m x 2.43m)

### BATHROOM

7' 1" x 6' 9" (2.15m x 2.05m)



















Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

527 ft<sup>2</sup>

49 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

## THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • [kirkby@thwestateagents.co.uk](mailto:kirkby@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

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