# 31 Main Street, Staveley, Cumbria LA8 9LU

# 41

### \*GUIDE PRICE: £145,000+ (plus fees)



#### Three bedroom semi detached cottage in need of updating

Three bedroom semi detached cottage in need of updating in this popular Lake District village between Kendal and Windermere. Comprises: entrance hallway, two reception rooms and kitchen to the ground floor, three bedrooms and wet room to the first floor. Rear patio garden. Double glazing.

#### **Description:**

Entrance Hall: Sitting Room 13'6 x 12'9: with bay window Dining Room 14'2 x 10': Kitchen 10' x 6'11: with fitted wall and base units Bedroom One 11'7 x 10'2: Bedroom Two 12'5 x 8'10: Bedroom Three 9'3 x 7'8: Wet Room 9'10 x 6'7: with wash hand basin, WC and wall mounted shower

Outside: Patio garden to the rear

Viewing: Please telephone 01539 815700

#### Tenure: See Legal Pack

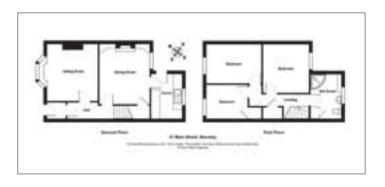
Local Authority: South Lakeland District Council Solicitors: Thomson Hayton Winkley Solicitors, 114–116 Stricklandgate, Kendal, LA9 4QA. Tel: 01539 721945. Ref: Stephen Greenwood. Energy Performance Certificate (EPC): Current Rating F

## **Joint Agent**









#### Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts. Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.