

31 Main Street, Staveley, Cumbria LA8 9LU

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

Joint Agent

**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

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.