



Flat 1, 9A Main Street, Kirkby Lonsdale  
£280,000





## Flat 1

Kirkby Lonsdale

A well proportioned ground floor apartment centrally located within picturesque Kirkby Lonsdale. The apartment is just a short walk to the market towns many amenities which include a variety of shops, cafes, public houses and restaurants, a doctors surgery, Boots the chemist, Booths supermarket, a library, banks and excellent bus routes and offers easy access to junction 36 of the M6 and both the Lake District and Yorkshire Dales National Parks.

The well presented accommodation, which has been finished to a high standard, briefly comprises of an entrance hall, open plan kitchen, dining and living space, two double bedrooms and a modern shower room. The apartment benefits from partial double glazing and gas central heating throughout.

Outside offers an allocated off road parking space to the side of the property.



- Ground floor apartment
- Allocated parking
- Kitchen, dining and living space
- Central location
- Two double bedrooms
- Beautifully presented throughout
- Modern shower room
- Partial double glazing
- Gas central heating
- Easy access to the M6 motorway

## GROUND FLOOR

### ENTRANCE HALL

8' 6" x 4' 8" (2.58m x 1.42m)

Both max. Single glazed feature door, radiator.

### KITCHEN, DINING AND LIVING SPACE

23' 0" x 13' 3" (7.00m x 4.03m)

Both max. Double glazed French doors, three double glazed windows, single glazed window, two radiators, good range of base and wall units, stainless steel sink, built in oven and microwave, gas hob with extractor hood over, integrated fridge, freezer and dishwasher, built in washing machine, under wall unit lighting.

### BEDROOM

15' 3" x 13' 1" (4.64m x 3.98m)

Both max. Double glazed feature window, radiator, built in wardrobe, built in cupboard.

### BEDROOM

15' 0" x 9' 10" (4.57m x 3.00m)

Both max. Single glazed sliding sash window, radiator.

### SHOWER ROOM

6' 9" x 5' 11" (2.07m x 1.80m)

Both max. Heated towel radiator,, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and fully tiled shower cubicle with thermostatic shower, gas combination boiler, recessed spotlights, extractor fan, recessed shelf, partial tiling to walls, tiled flooring.

### INNER HALL

6' 10" x 4' 4" (2.08m x 1.32m)

Both max.





Off street

1 Parking Space

Off road parking.

EPC RATING D

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND A

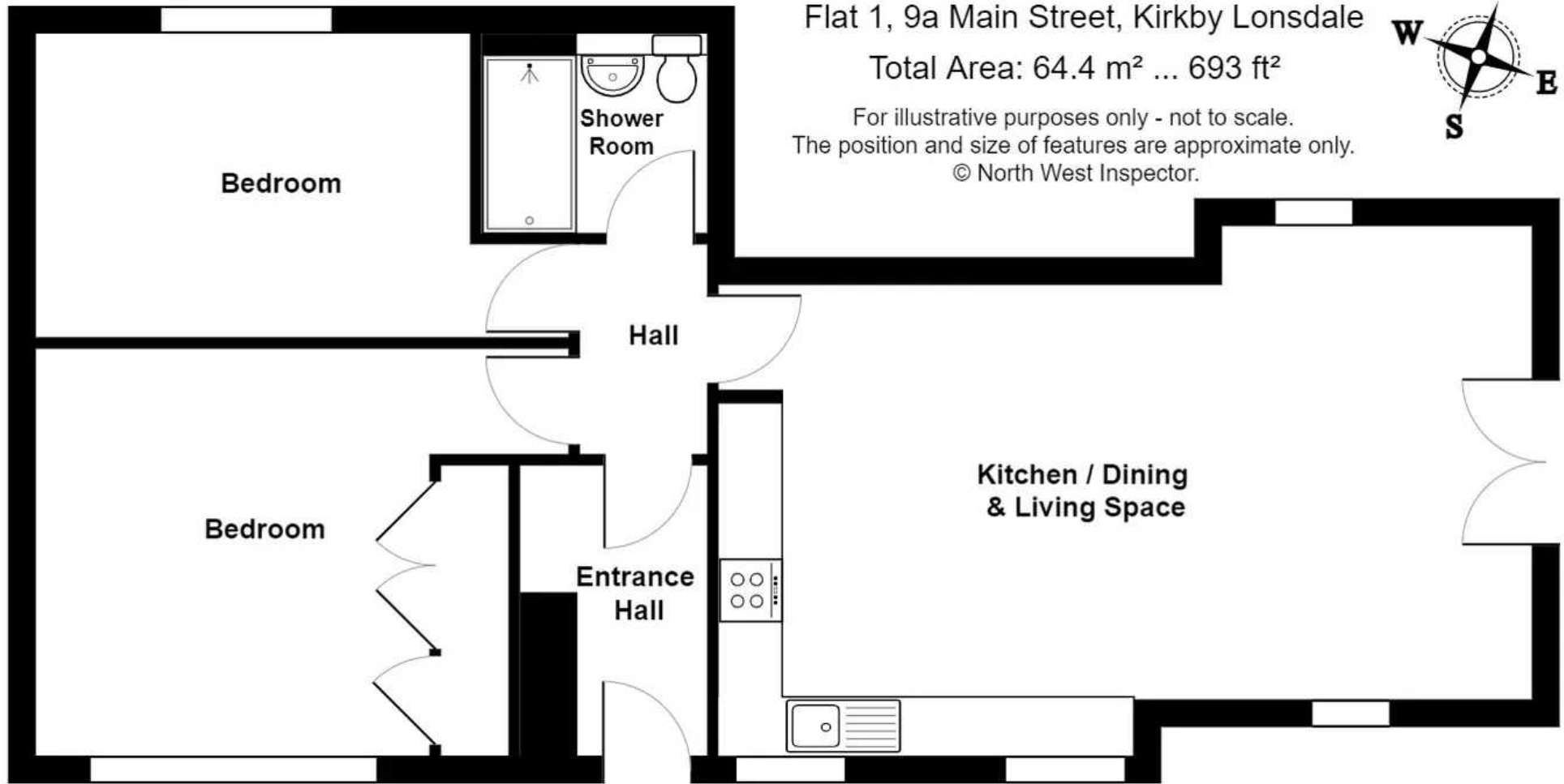
TENURE: LEASEHOLD

DIRECTIONS

On foot from the market square turn left onto Main Street and turn left when you reach number 9. Follow the full depth of the building and turn left to find access to Flat 1 being the French Doors located on the left.

WHAT3WORDS: [splashes.labels.photos](#)





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Total Area: 64.4 m<sup>2</sup> ... 693 ft<sup>2</sup>

For illustrative purposes only - not to scale.  
The position and size of features are approximate only.  
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## 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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