



Flat 3, Eaveslea New Road, Kirkby Lonsdale
£170,000



Flat 3

Eaveslea New Road

A well proportioned ground floor retirement apartment pleasantly situated within the heart of the market town of Kirkby Lonsdale. The apartment is conveniently placed for the many local amenities which include a variety of shops, cafes, public houses and restaurants, a doctors surgery, Booths supermarket, a library and bank and offers easy access to an excellent bus route and road links to the M6.

This 2 Bedroom Ground Floor Flat offers the perfect blend of convenience and comfort. Situated on the ground floor, this flat provides easy access to the town centre and local amenities, making it an ideal choice for those seeking a vibrant lifestyle. Step inside to discover a spacious sitting room with dining space, offering a welcoming atmosphere for relaxation or entertaining guests. The property boasts two double bedrooms, providing ample space for a growing family or guests. The three-piece suite bathroom offers both functionality and style, catering to the needs of modern living. Residents can enjoy access to the stunning communal grounds, a serene retreat from the hustle and bustle of every-day life. Additionally, road links to the M6 Motorway and proximity to the Lake District National Park ensure endless opportunities for exploration and adventure. With non-allocated development parking available, convenience is at the forefront of this property's appeal.

Step outside to discover the charming outside space that this property has to offer. A small patio garden to the rear provides a private oasis for enjoying the outdoors, perfect for al-fresco dining or simply unwinding after a long day. Residents can also take advantage of the communal gardens, creating a sense of community and tranquillity. Non-allocated development parking ensures that residents can easily park their vehicles, adding an extra layer of convenience to daily life. Whether you're looking to relax in the serene surroundings of the communal gardens or explore the nearby Lake District National Park, this property offers a unique opportunity to experience the best of both worlds. Don't miss your chance to make this ground floor flat your new home and enjoy a lifestyle of comfort, convenience, and natural beauty.

- Ground floor flat
- Easy access to the town centre and local amenities
- Sitting room with dining space
- Access to the Lake District National Park
- Two double bedrooms
- Stunning communal grounds
- Three piece suite bathroom
- Non allocated development parking for residents.
- Patio garden to the rear
- Road links to the M6 Motorway

EPC RATING D

SERVICES

Mains electric, mains water, mains drainage.

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.

COUNCIL TAX: BAND C

TENURE: LEASEHOLD

DIRECTIONS

From the Market Square proceed across the road onto New Road, continue up the hill and turn left on to Dodgsons Croft where the entrance to Eaveslea is located on the right.

WHAT3WORDS: fires.petted.mega





GROUND FLOOR

SITTING ROOM

19' 6" x 11' 9" (5.94m x 3.57m)

Both max. Double glazed door, storage heater.

KITCHEN

10' 1" x 8' 1" (3.07m x 2.46m)

Both max. Double glazed window, base and wall units, stainless steel sink, eye level integrated oven, ceramic hob, extractor/filter over, fridge freezer and dishwasher, washer dryer, tiled splashback, tiled flooring.

HALLWAY

12' 2" x 7' 3" (3.72m x 2.21m)

Both max. Storage heater, two built in cupboards with one housing hot water cylinder.

BEDROOM

12' 6" x 11' 7" (3.81m x 3.54m)

Both max. Double glazed window, storage heater, fitted wardrobe, cupboards and desk.

BEDROOM

10' 8" x 8' 0" (3.26m x 2.43m)

Both max. Double glazed window, fitted wardrobe and cupboards.

BATHROOM

7' 5" x 7' 1" (2.26m x 2.15m)

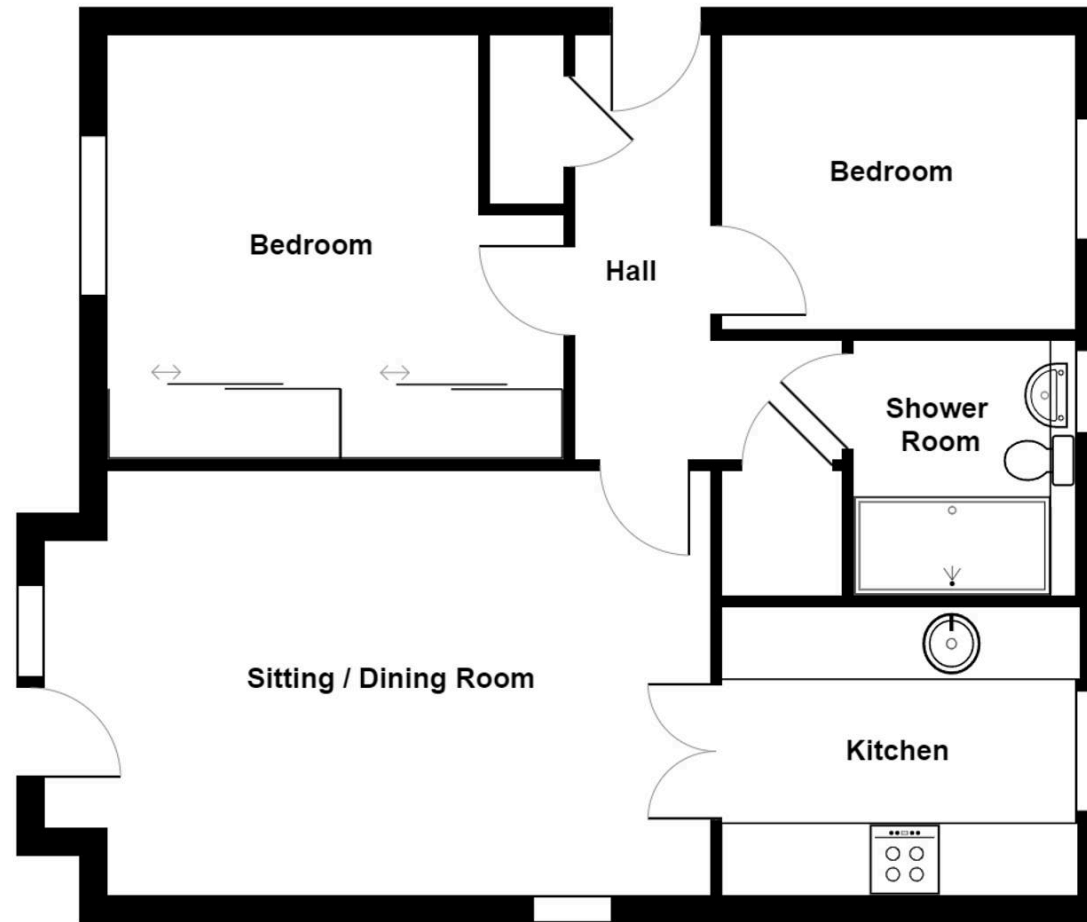
Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully panelled shower cubicle with electric shower over, fully tiled walls, tiled flooring.











Flat 23 Eaveslea, New Road, Kirkby Lonsdale

Total Area: 62.4 m² ... 672 ft²

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