



Kirkby Lonsdale

£190,000

25 Eaveslea, New Road, Kirkby Lonsdale, Carnforth, LA6 2AB

Description A well-presented, ground floor apartment surrounded by well-maintained communal gardens with views to the Howgills and set within the heart of the sought-after town of Kirkby Lonsdale.

25 Eaveslea is neutrally decorated, light and bright and comprises a light and airy living/dining room, kitchen, two bedrooms and a bathroom. There are electric storage heaters, warden call cords and double-glazing throughout.

There is easy access to private parking and all local amenities are right on the doorstep, including Booths supermarket, the doctor's surgery and well-known cafes and shops in the town centre.

Quick Overview

Ground Floor Purpose-Built Apartment
 Two Bedrooms & One Bathroom
 Patio Doors with Easy Access to the Gardens
 Close to all Local Amenities
 Located within the Popular Market Town of
 Kirkby Lonsdale
 Peaceful Atmosphere
 Well-Kept Communal Gardens
 Private, Off Road Parking
 No Chain



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Off Road
Parking

Property Reference: KL3419



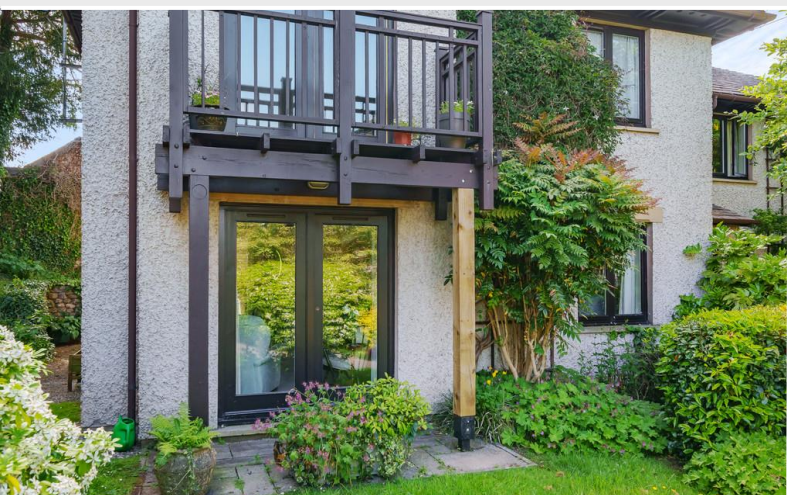
Living Room



Living Room



Kitchen



Front Aspect

Property Overview

On entrance to the property, step into the communal entrance hall and number 25 is on your left. Follow the door into the private entrance hall, a light and bright area with two storage cupboards, one ideal for storing coats and shoes and the other an ideal airing cupboard.

Follow the hallway into the welcoming living/dining room, with ample space for a dining table. This room is neutrally decorated with traditional ceiling coving and patio doors to the front aspect leading to the beautifully presented gardens. To the right, there is a fitted kitchen with wall and base units, complementary worktop, one and a half stainless steel sink with mixer tap over and tiled splash back. There is also a Neff two-ring ceramic hob, integrated fridge and freezer and space for an under counter washing machine/dryer or dishwasher.

The main bedroom has a front aspect window with views of the gardens with ample space for a double bed and the added benefit of fully fitted wardrobes and cupboard with hanging space and shelving. Bedroom two is a single room with patio doors leading to the private patio at the rear. Both are light and bright spaces with neutral decoration throughout.

Finally, the four-piece bathroom suite comprises a corner shower unit, a bidet, WC and hand wash-basin with a built-in vanity unit. There is also a heated ladder towel radiator and complementary part-tiled walls.

Location

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its host of independent shops and cafes, along with Booths supermarket, there is also a Bowling and Cricket Club, and St Mary's Church is only a short walk away, making Kirkby Lonsdale the ideal base from which to explore the surrounding spectacular countryside, including the famous Devil's Bridge and Ruskin's View right on your doorstep. There is also a doctors surgery, two dentists and a pharmacy.

Directions

From Market Square, proceed up New Road, turning left after the fire station and immediately right into Eaveslea.

What3Words [///unpacked.unites.mailers](http://unpacked.unites.mailers)

Accommodation (with approximate dimensions)

Kitchen 9' 9" x 8' 3" (2.97m x 2.51m)

Living/Dining Room 18' 6" x 11' 8" (5.64m x 3.56m)

Bedroom One 12' 6" x 11' 8" (3.81m x 3.56m)

Bedroom Two 9' 9" x 8' 0" (2.97m x 2.44m)

Property Information

Outside Well maintained, mature and well planted communal gardens with lit pathways and benches. Private off road parking.

There is a private patio accessed through patio doors at the rear which catches the afternoon sun, perfect for sitting out.

Services Mains water, drainage and electricity.

Council Tax South Lakeland District Council. Band C.

Tenure Leasehold from 1st May 1988 for 150 years. Leaseholders must be 55 years old or over. There is no ground rent. There is a monthly service charge of approximately £175.00 per month. No pets without prior written consent. Any further information can be obtained from Anchor Housing Telephone: 0845 140 2020

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



Bedroom Two



Bathroom

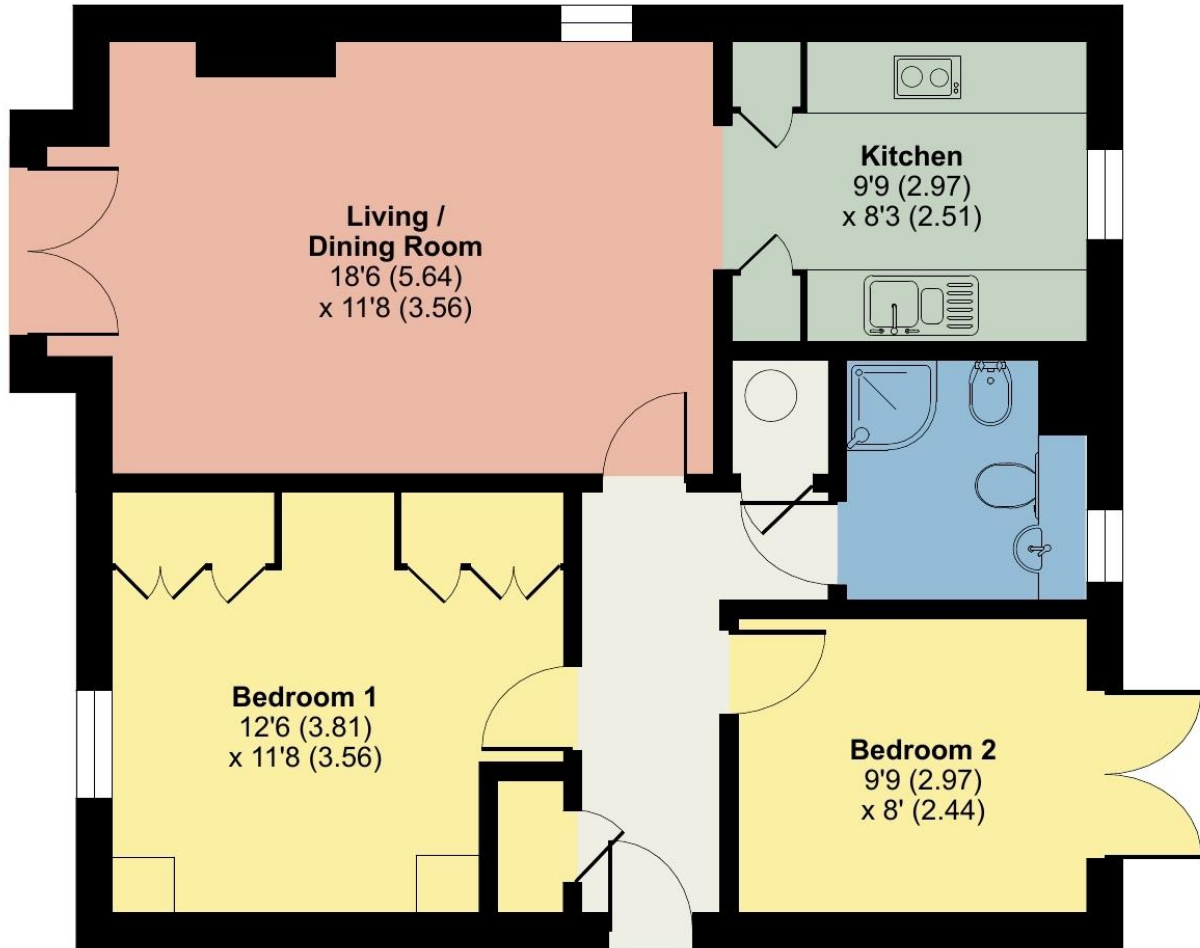


Gardens & Grounds

New Road, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 664 sq ft / 59.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 992034

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