



Kirkby Lonsdale

£170,000

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

A spacious ground floor apartment surrounded by well-maintained communal gardens and set within the heart of the sought-after town of Kirkby Lonsdale. 7 Eaveslea is light and bright and comprises a generous living/dining room, kitchen, two bedrooms and a bathroom. There are electric storage heaters 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
- Peaceful Atmosphere
- Well-Kept Communal Gardens
- Close to all Local Amenities
- Private, Off Road Parking
- No Chain



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Off Road
Parking

Property Reference: KL3421



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen

Property Overview

On entrance to the property, step into the communal entrance hall and number 7 is on your right. Follow the door into the private entrance hall, a spacious area with two storage cupboards, one for storing coats and shoes and the other an ideal linen cupboard.

Follow the hallway into the generous living/dining room, with ample space for a dining table. This room is light and bright with traditional ceiling coving and side aspect window with patio doors to the front aspect leading outside with a lovely view of the fells. To the right, there is a well-fitted kitchen with wall and base units, complementary worktop, tiled splashback, one and a half stainless steel sink with mixer tap and freestanding oven and hob with extractor over. There is space for a fridge/freezer and under counter washing machine/dryer or dishwasher.

The main bedroom has a front aspect window and has ample space for a double bed and the added benefit of built in wardrobes with hanging space and shelving. Bedroom two is a single room with built in wardrobe, also enjoying shelving and hanging space with a side aspect window.

Finally, the three-piece bathroom suite comprises a panelled bath with shower over, WC and pedestal sink, complete with 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.

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

Accommodation (with approximate dimensions)

Kitchen 8' 5" x 6' 8" (2.57m x 2.03m)

Living/Dining Room 18' 7" x 11' 8" (5.66m x 3.56m)

Bedroom One 11' 8" x 10' 11" (3.56m x 3.33m)

Bedroom Two 8' 11" x 8' 5" (2.72m x 2.57m)

Property Information

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

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



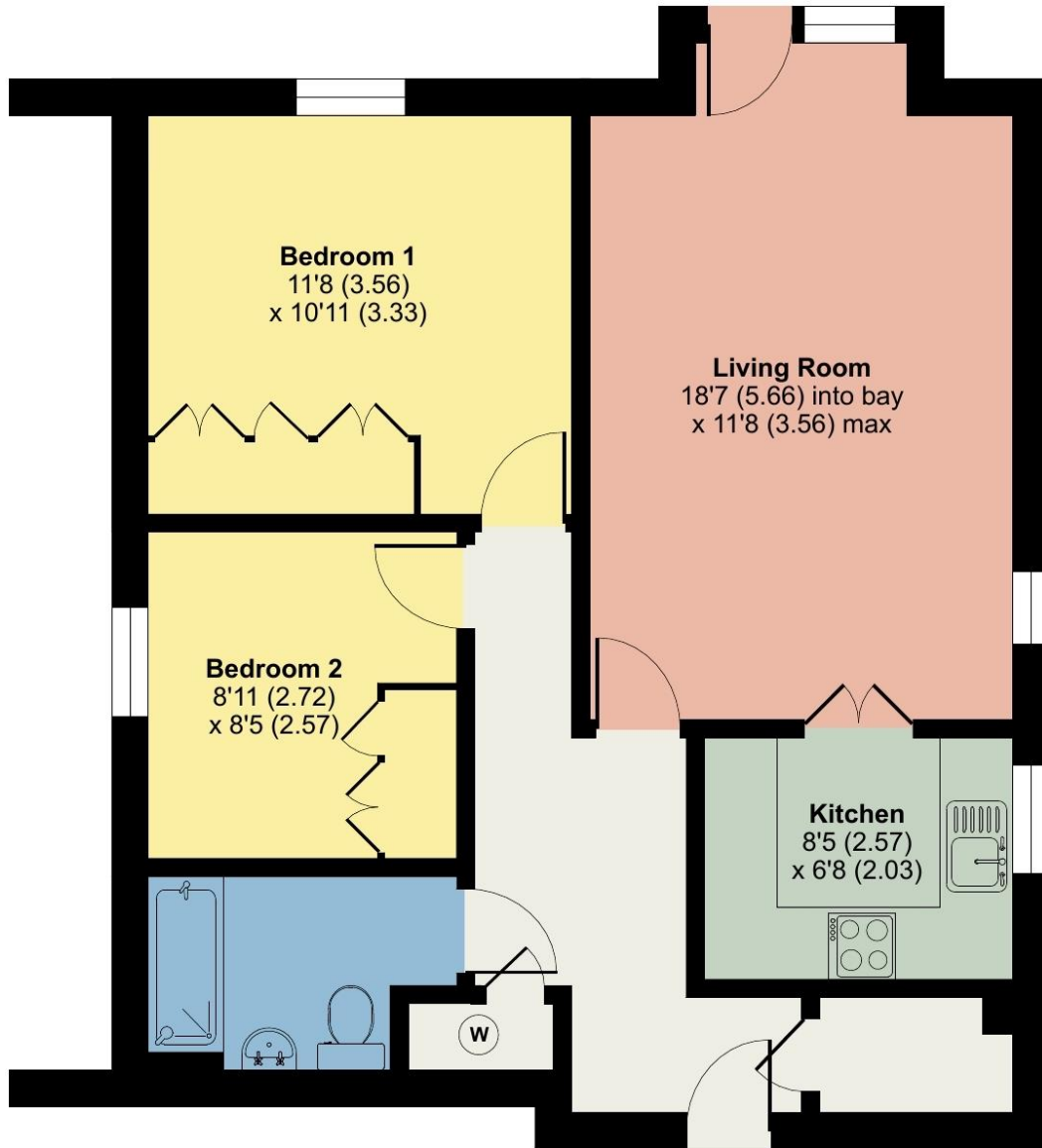
Bathroom



New Road, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 653 sq ft / 60.6 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: 999615

A thought from the owners... Lovely view of fells to look out on each morning, beautifully kept gardens, friendly neighbours and so convenient for all the amenities of the town.

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