



Flat 3, Eaveslea New Road, Kirkby Lonsdale
£185,000



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.

The well presented accommodation briefly comprises entrance hallway with storage and airing cupboards, sitting/dining room with French doors to the patio, modern fitted kitchen, two bedrooms and a modern shower room. The property benefits from double glazing and electric heating.

Outside offers a covered patio, communal gardens and development parking.

GROUND FLOOR

SITTING ROOM

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

Both max. Double glazed door, double glazed window, 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, integrated oven, induction hob, extractor/filter over, space for fridge freezer and dishwasher, plumbing for 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

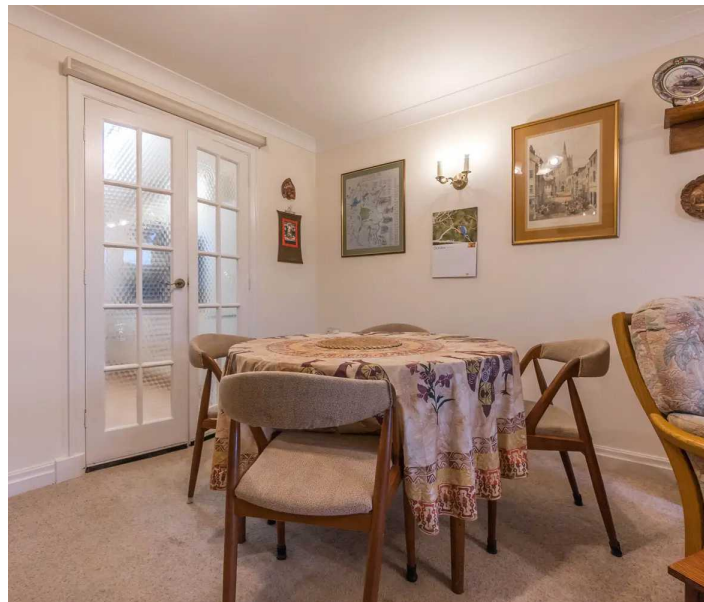
10' 8" x 8' 0" (3.26m x 2.43m)

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.





OUTSIDE

A small patio garden to the rear with communal gardens as well.

ALLOCATED PARKING

Private parking for residents.

EPC RATING D

SERVICES

Mains electric, mains water, mains drainage.

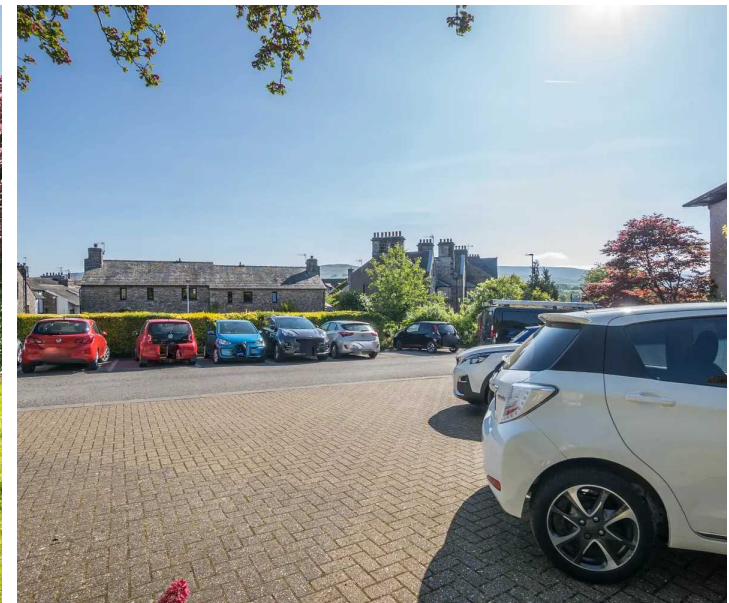
COUNCIL TAX: BAND C

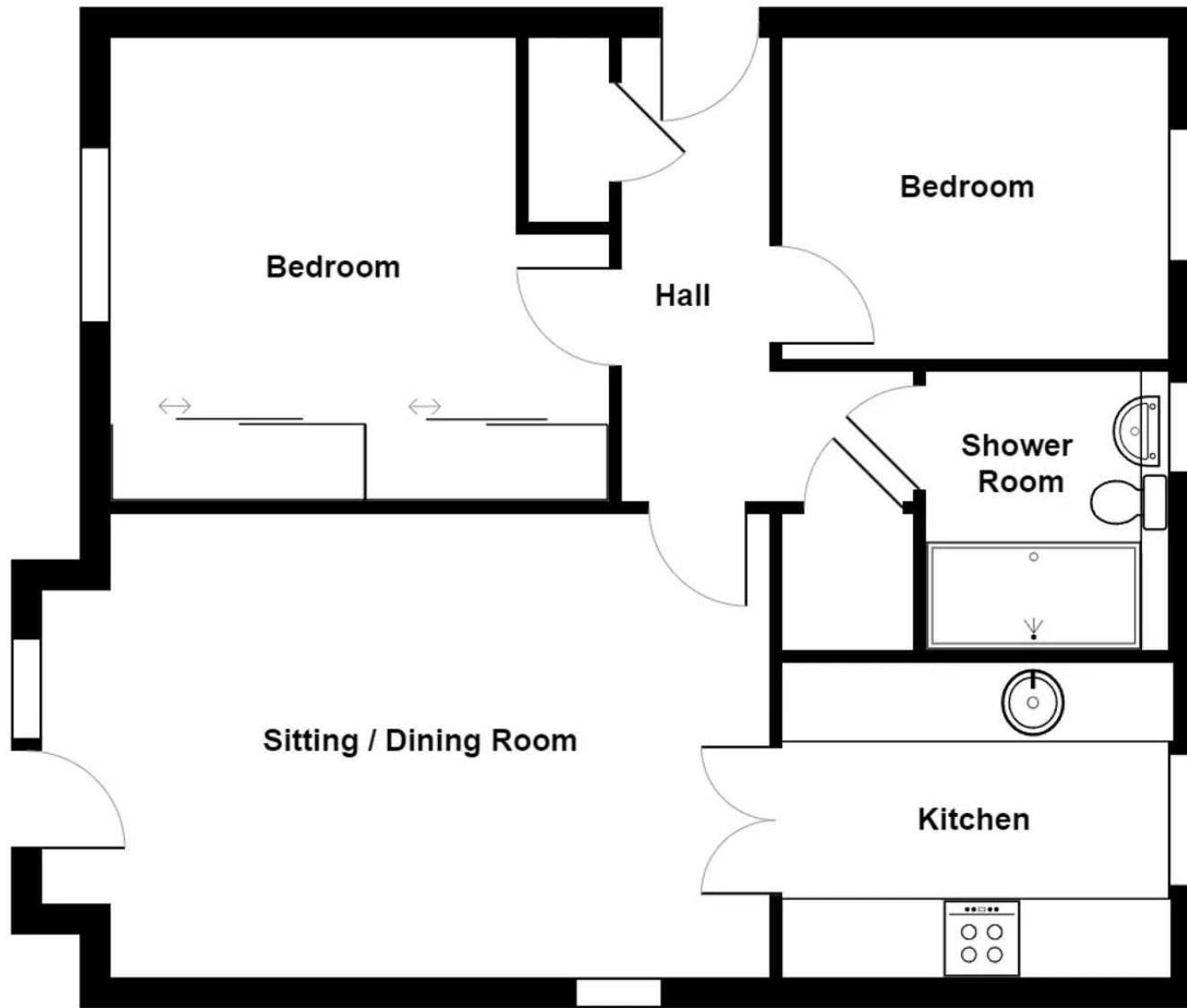
TENURE: LEASEHOLD

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





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.

© North West Inspector.







THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk



Your Local Estate Agents **Thomson Hayton Winkley**