



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





## Flat 1

9A Main Street, Carnforth

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
- Beautifully presented throughout
- Modern shower room
- Partial double glazing
- Easy access to the M6 motorway

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  
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







## 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.

### EPC RATING D

### SERVICES

Mains electricity, mains gas, 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





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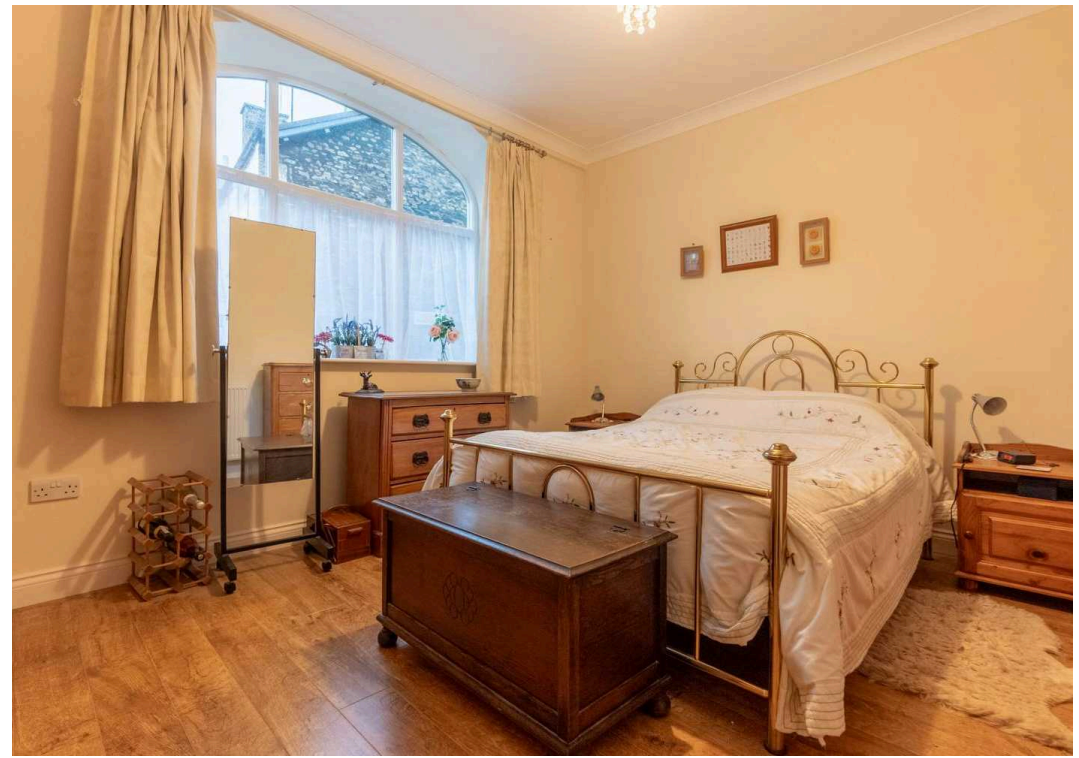
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## THW Estate Agents

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