



Cowan Bridge

£275,000

2 Burr Tree Gardens, Cowan Bridge, Carnforth, LA6 2FP

A well appointed two bedroom modern family home in a cul de sac location, being stone faced and enjoying an excellent specification including high levels of energy efficiency with an air source heat pump being installed. Located in the village of Cowan Bridge just 2 miles from Kirkby Lonsdale, the location provides for excellent schooling in the form of the Queen Elizabeth School in Kirkby Lonsdale, with Sedbergh, Casterton and Giggleswick all within easy reach. Also being well placed for travel and commuting being close to the A65 and a short drive to the M6 motorway.

Boasting an easy to manage layout with excellent fitted kitchen/diner, conservatory, living room and cloakroom to the ground floor and two bedrooms and shower room to the first floor. There is a low maintenance garden with private driveway and garage.

Quick Overview

Stone Built Terraced Home
Two Bedrooms & One Bathroom
Kitche/Diner and Conservatory
Off Road Parking
Easy to Maintain Garden
Garage
Well Presented, Modern Family Home
Within The Village of Cowan Bridge
2 Miles from the Popular Market Town of
Kirkby Lonsdale
Ultrafast 1000 Mbps Broadband Available



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B4RN
Broadband



Parking &
Garage

Property Reference: KL3509



Living Room



Kitchen/Dining Room



Kitchen/Dining Room



Conservatory

Property Overview

Enter via a part glazed door into a light and welcoming hallway with space to hang coats and store shoes. A door on the left leads into an all important downstairs cloakroom with W.C. and pedestal sink.

The living room has a double glazed window to the front aspect flooding the room with natural light. The kitchen is fitted with stylish wood effect wall and base units with complementary worktops over and upstand incorporating a one and half bowl sink. Integrated appliances include; Bosch 4 ring induction hob with stainless steel splash back and Bosch extractor fan, electric oven, Bosch washing machine and fridge freezer. Having space for a dining table and double doors leading into the conservatory. The conservatory enjoys floor to ceiling glazed windows and tiled floor with doors leading to the garden.

Ascend to the first floor landing which provides access to two bedrooms, shower room and loft. Bedroom one is a double bedroom with two windows to the front aspect and having plenty of space for additional furniture and an air cupboard suitable for storing linen. Bedroom two is another double bedroom with rear aspect window enjoying countryside views.

To complete the picture, the shower room comprises a three piece suite with; walk in shower cubical with rainfall shower and hand held shower attachment, vanity hand wash basin and W.C with built in shelving and cabinetry with tiling to complement and heated towel rail.

Location

Welcome to Cowan Bridge, a picturesque village located in the heart of Lancashire. The village boasts a local shop and a village hall, ensuring convenience and a strong sense of community, also benefitting from numerous walks on your doorstep. Nearby towns such as Kirkby Lonsdale, Settle and Kendal provide additional amenities, including supermarkets, shops, and leisure facilities. Attractions nearby, such as Ingleton Waterfalls Trail and the historic city of Lancaster, offer further opportunities to explore and enjoy the heritage of the region.

Whether you're looking for a peaceful retreat or a place to raise a family, Cowan Bridge has something for everyone. With its natural beauty, strong community spirit, and convenient location in the heart of the countryside, this village truly embodies the essence of rural living.

What3Words [///resides.tugging.influence](https://www.what3words.com/resides.tugging.influence)

Accommodation (with approximate dimensions)

Ground Floor

Living Room 15' 5" x 10' 9" (4.7m x 3.28m)

Kitchen/Diner 13' 11" x 8' 5" (4.24m x 2.57m)

Conservatory 6' 7" x 6' 5" (2.01m x 1.96m)

First Floor

Bedroom One 14' x 13' 3" (4.27m x 4.04m)

Bedroom Two 10' 10" x 6' 10" (3.3m x 2.08m)

Property Information

Outside

To the front of the property is a walled garden area. To the rear of the property is a tarmacked drive leading to the garage with access to the enclosed rear garden with patio area suitable for seating and artificial grass with store providing handy storage for gardening essentials.

Services

Mains electricity and water. Private drainage Kingspan Klergester shared with the Burr Trees estate. Air Source Heating.

Council Tax

Lancaster City Council - Band C

Tenure

Freehold. Vacant possession upon completion. Residents of Burr Tree are members of the management committee, and details along with associated costs can be obtained from the office. An annual estate fee of £455.00 will be charged to cover the continued maintenance and upkeep of the road.

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.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



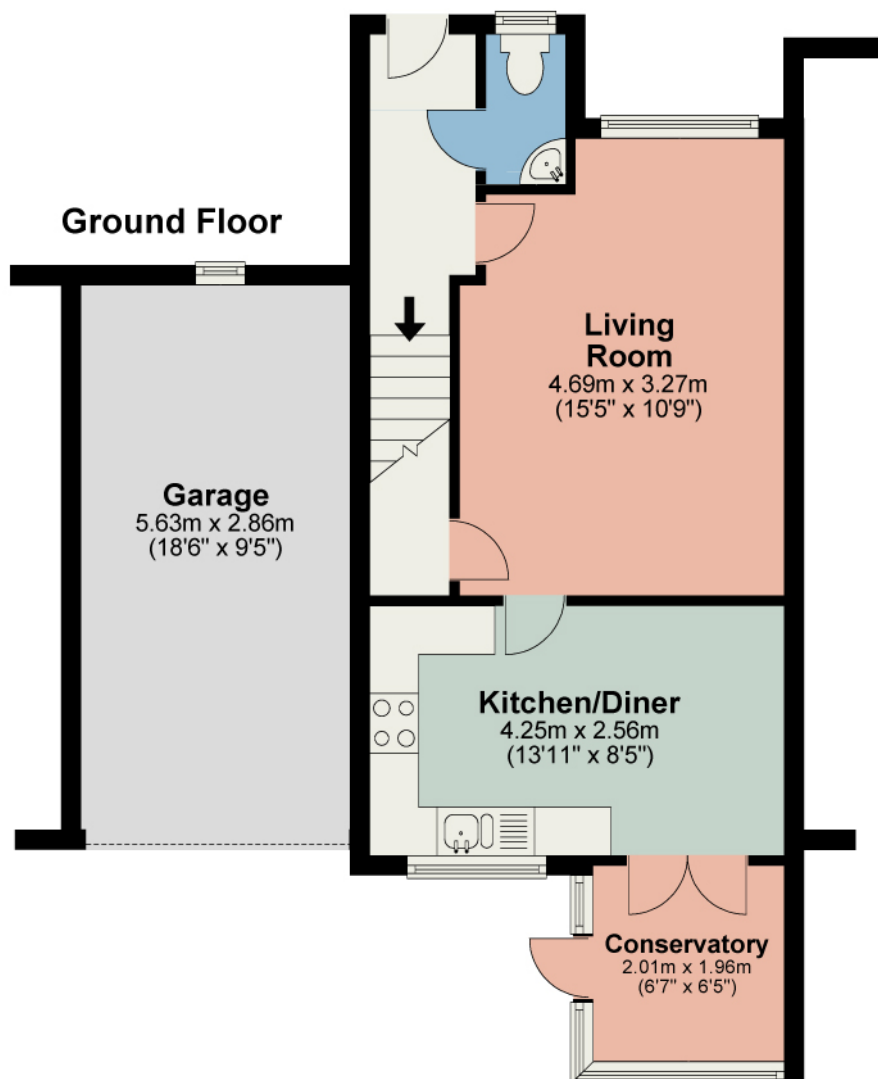
Bedroom Two



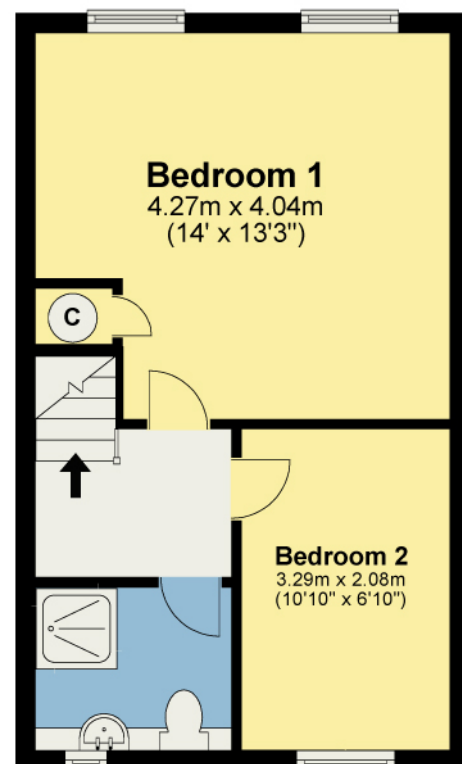
Shower Room



Garden



First Floor



Total area: approx. 85.3 sq. metres (918.3 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3133

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