



Flat 27, Eaveslea New Road, Kirkby Lonsdale  
£195,000





## Flat 27, Eaveslea New Road, Carnforth

Located in the heart of the vibrant market town of Kirkby Lonsdale, this over 55s flat offers an appealing blend of convenience and community. The development enjoys a welcoming atmosphere, with easy access to the town's charming shops, inviting cafés and traditional pubs. Excellent road links place the M6 motorway and Yorkshire Dales National Park within easy reach, making this a well connected and highly desirable base.

Inside, the fitted kitchen provides a practical and well arranged space for everyday cooking. The living room offers a comfortable area for relaxing and dining. The property features two bedrooms, with the principal bedroom benefiting from fitted wardrobes for added storage. The shower room is functional and easy to maintain.

Outside, the flat enjoys access to a communal garden that offers a pleasant outdoor setting. There is a private rear yard providing additional external space. Parking is also available for residents.

### HALLWAY

11' 7" x 3' 9" (3.53m x 1.14m)

### KITCHEN

8' 3" x 9' 8" (2.51m x 2.94m)

### LIVING ROOM

11' 7" x 18' 5" (3.54m x 5.61m)

### BEDROOM

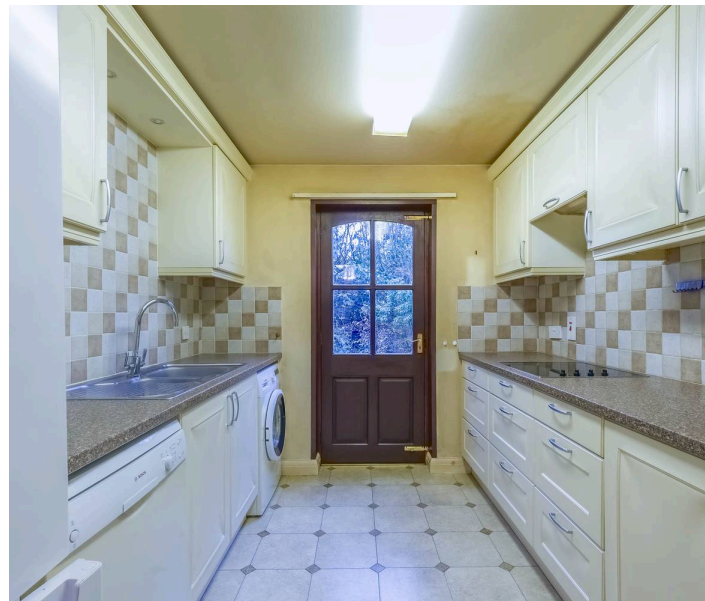
8' 1" x 9' 8" (2.46m x 2.95m)

### BEDROOM

11' 8" x 12' 6" (3.55m x 3.81m)

### BATHROOM

6' 8" x 6' 8" (2.04m x 2.02m)







- Convenient over 55s ground floor flat in the heart of Kirkby Lonsdale
- Bright living room offering comfortable and practical everyday space
- Fitted kitchen with good storage and workspace
- Two bedrooms including a main bedroom with fitted wardrobes
- Modern shower room designed for ease of use
- Rear yard providing useful outdoor space
- Access to a well kept communal garden
- On site parking for residents
- Situated in the market town of Kirkby Lonsdale with shops, cafes, traditional pubs and strong community feel
- Excellent access to the M6 motorway and Yorkshire Dales National Park

**DIRECTIONS:** From the roundabout on the A65 at the entrance to Kirkby Lonsdale, take the exit signposted for the town centre and continue along New Road. At the end of the road Eaveslea in on the right and side just after Booths. Follow signs for 27 and you will find it in the back right hand corner of the development.

**WHAT3WORDS:** ///evidence.digress.procures

**SERVICES:** Mains electric, mains gas, mains water, mains drainage

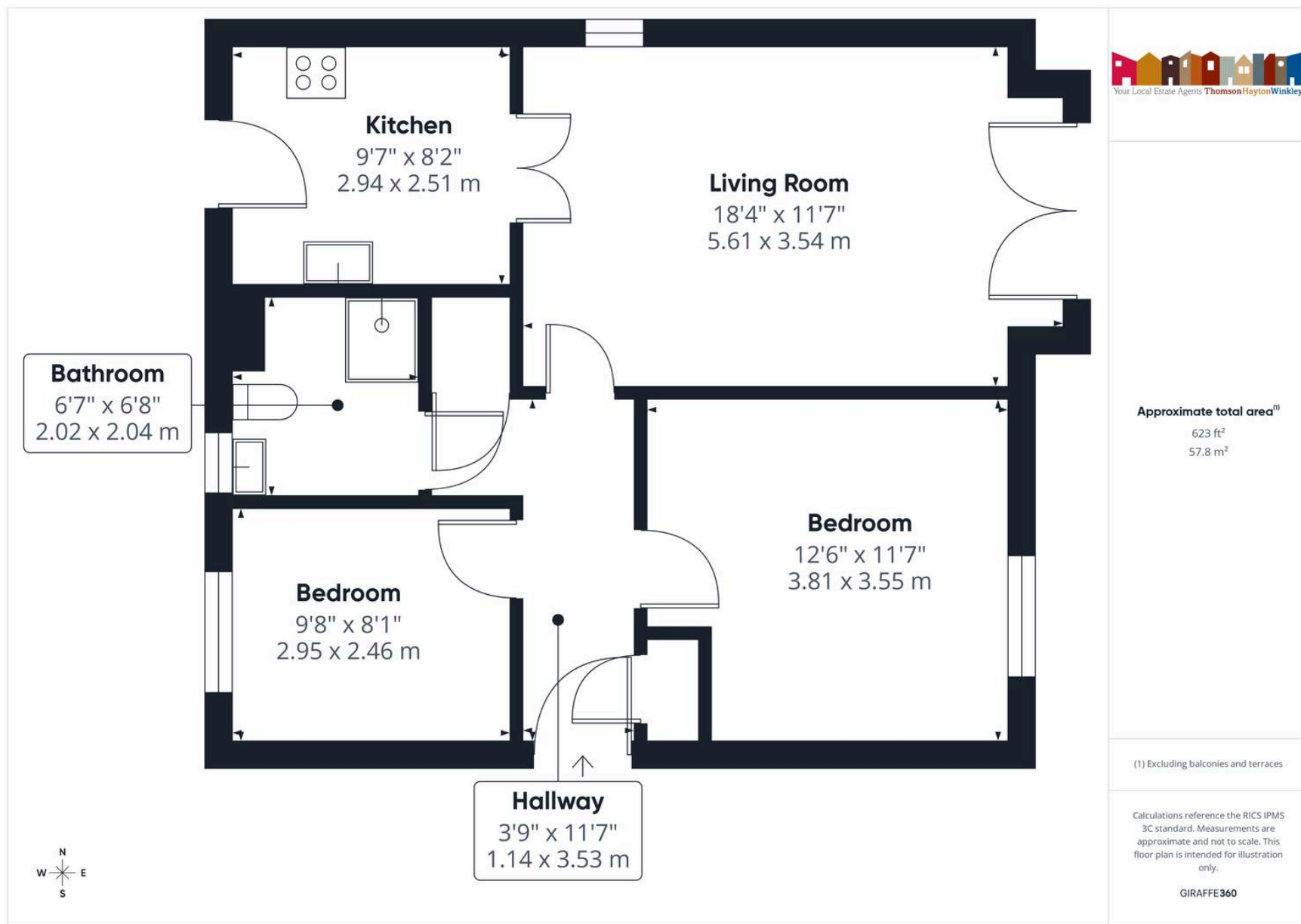
**EPC RATING:** C

**COUNCIL TAX BAND** currently: C

**TENURE:** LEASEHOLD

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## THW Estate Agents

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