



Flat 5, Abbot Hall Barn Mitchelgate, Kirkby Lonsdale
£345,000



Flat 5

Abbot Hall Barn Mitchelgate, Carnforth

A charming terraced property centrally located within the market town of Kirkby Lonsdale which offers a wide variety of shops, cafes, public houses and restaurants. There is a doctors surgery, Boots the chemist, Booths supermarket, a library and bank. Kirkby Lonsdale has excellent bus routes and road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

Nestled on a charming street, this delightful 2-bedroom terraced property presents a perfect opportunity for prospective buyers. Boasting double glazing and gas central heating throughout, the house features a light and airy sitting room on the ground floor, complemented by a lounge on the second floor that offers versatility as an additional bedroom. The kitchen diner with ample storage is ideal for hosting gatherings or enjoying quiet meals at home. Upstairs, two double bedrooms await, ensuring ample space for comfort and relaxation. The accommodation is complete with a three-piece suite bathroom. Some of the contents/furniture is available by separate negotiation.

Outside, the property boasts a part gravelled, part brick garden, providing a charming setting. The generous space allows for the inclusion of garden furniture and potted plants, perfect for creating a serene outdoor oasis. Direct access to parking further enhances the convenience of the outdoor space, making it easily accessible for residents and visitors. Additionally, parking at the rear of the property and on-road parking at the front ensures that parking will never be an issue, promoting hassle-free living for those residing in this inviting home.

- Terraced property
- Double glazing and gas central heating throughout
- Light and airy sitting room on the ground floor and a lounge on the second floor which could also be used as a bedroom
- Easy access to the amenities in the town centre
- Kitchen diner with ample storage
- Road links to both the Lake District National Park and the Yorkshire Dales National Park
- Gardens to the rear
- Three piece suite bathroom
- Parking to the front and rear

DIRECTIONS:

From Kirkby Lonsdale market square proceed up New Road and bear left continuing on New Road then turn right in to Abbotsgate. Proceed to take the first right into the small development at the rear of Abbot Hall Barn where number five can be found on the right.

WHAT3WORDS:roosters.offhand.springing

COUNCIL TAX: D

TENURE: Freehold

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 specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage





GROUND FLOOR

PORCH

2' 11" x 2' 9" (0.89m x 0.85m)

ENTRANCE HALL

12' 11" x 3' 7" (3.94m x 1.10m)

SITTING ROOM

13' 11" x 11' 8" (4.23m x 3.55m)

KITCHEN DINER

12' 9" x 10' 0" (3.88m x 3.05m)



FIRST FLOOR

LANDING

11' 0" x 3' 2" (3.35m x 0.96m)

BEDROOM

13' 9" x 9' 5" (4.20m x 2.87m)

BEDROOM

9' 4" x 8' 8" (2.85m x 2.63m)

BATHROOM

9' 5" x 5' 0" (2.88m x 1.53m)

INNER HALLWAY

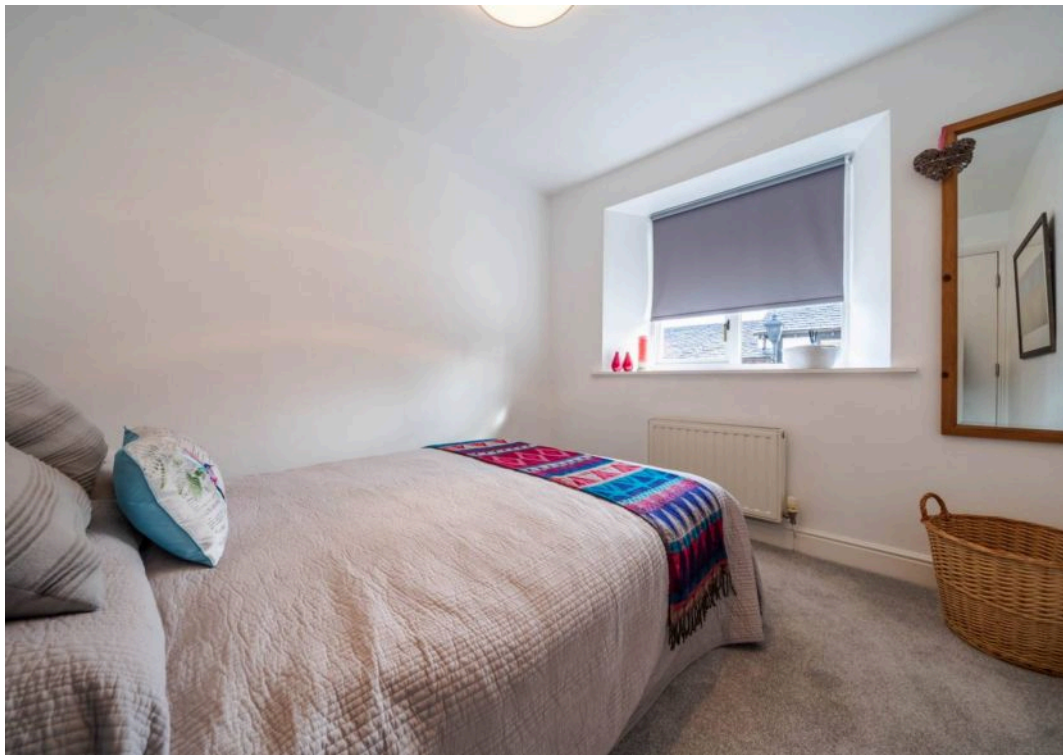
6' 2" x 2' 6" (1.89m x 0.75m)

SECOND FLOOR

LOUNGE/BEDROOM

21' 5" x 13' 9" (6.52m x 4.20m)









THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.