



2 Greenside, Kirkby Lonsdale
£275,000



2 Greenside

Kirkby Lonsdale, Carnforth

This charming semi-detached house is situated in the desirable residential area of Kirkby Lonsdale, a market town known for its scenic beauty and vibrant community. Offering the perfect combination of peaceful living and convenience, this property enjoys a prime location with easy access to local amenities, including shops, cafes, and schools. The home also benefits from excellent road links to the M6 motorway, providing a straightforward route to surrounding areas.

Inside, the property features a beautifully presented sitting room with a cosy fireplace, providing an inviting space to relax and unwind. The fitted kitchen, complete with a dining area, is both practical and functional, ideal for family meals. There are three well-proportioned bedrooms, offering flexibility for a variety of living arrangements. The family shower room is neatly designed, providing a convenient and modern space for everyday use.

The outdoor space is equally impressive, with a well groomed rear garden, perfect for gardening or simply relaxing in the fresh air. Two useful sheds provide additional storage, while the lovely front garden enhances the home's appeal. This home offers fantastic potential for those looking to enjoy a peaceful lifestyle with plenty of outdoor space to relax or entertain.

PLEASE NOTE - local occupancy restrictions apply - please see office for further details.

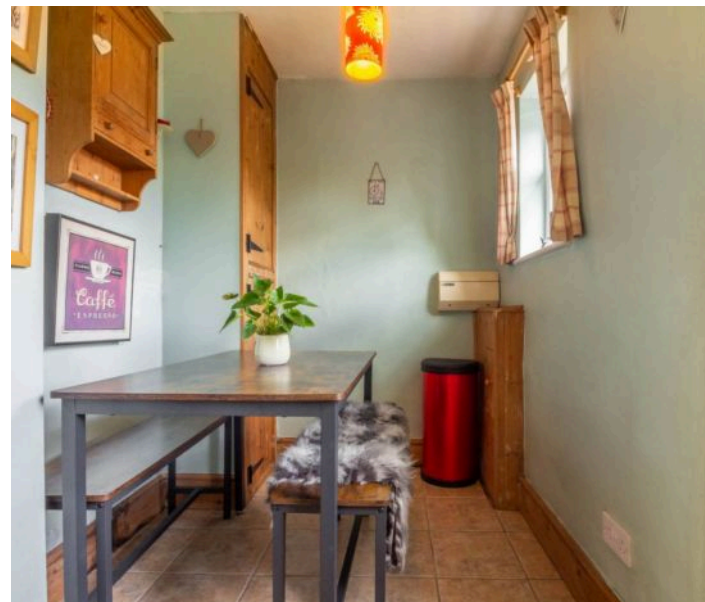


- Charming semi-detached house
- Beautifully presented sitting room with fireplace
- Well-equipped fitted kitchen with dining area
- Modern family shower room
- Three spacious bedrooms
- Great-sized rear garden and lovely front garden
- Desirable residential area
- Prime location in the market town of Kirkby Lonsdale
- Excellent access to town amenities and road links to the M6 motorway
- Local occupancy restriction applies

Directions: From Junction 36 of the M6, take the A65 towards Kirkby Lonsdale. Turn left onto Main Street, then left onto Greenside. Number 2 will be on the left-hand side. **WHAT3WORDS:** tractor.haggling.branched

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.





HALLWAY

6' 5" x 5' 1" (1.95m x 1.54m)

SITTING ROOM

17' 5" x 12' 1" (5.31m x 3.69m)

KITCHEN

14' 7" x 5' 10" (4.45m x 1.77m)

LANDING

8' 7" x 2' 8" (2.62m x 0.81m)

BEDROOM

14' 8" x 9' 5" (4.47m x 2.87m)

BEDROOM

11' 8" x 9' 2" (3.56m x 2.79m)

BEDROOM

8' 5" x 7' 8" (2.56m x 2.33m)

BATHROOM

8' 6" x 5' 5" (2.58m x 1.66m)

SERVICES

Mains gas, mains electric, mains water and mains drainage.

EPC RATING: D

COUNCIL TAX BAND: C

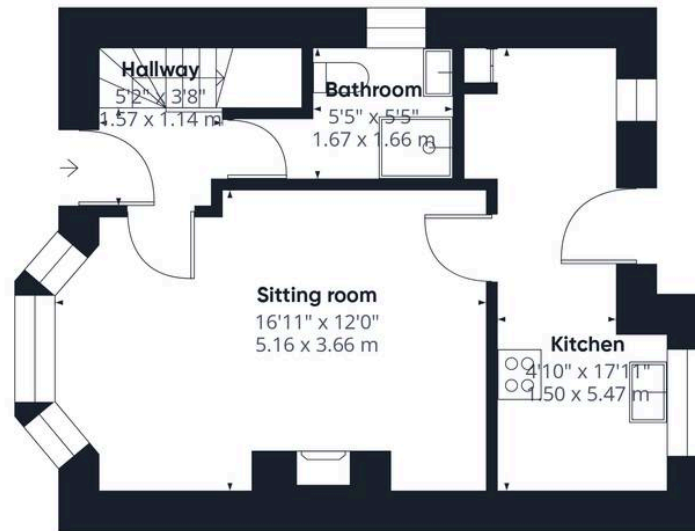
TENURE: FREEHOLD











Ground Floor



Floor 1



Approximate total area⁽¹⁾

709 ft²

65.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.