



26 Lower Abbotsgate, Kirkby Lonsdale  
£325,000



## 26 Lower Abbotsgate

Kirkby Lonsdale, Carnforth

This attractive mid terraced home is situated in the highly sought after market town of Kirkby Lonsdale, a vibrant and picturesque location nestled between the Lake District and the Yorkshire Dales. The town is renowned for its charming independent shops, welcoming cafés, traditional pubs and popular restaurants, along with scenic riverside walks and the famous Ruskin's View. The property benefits from excellent road links to the M6 motorway, making it ideal for commuters while still enjoying the character and lifestyle of this thriving market town.

The ground floor offers a well designed and sociable layout, centred around a stunning fitted kitchen complete with breakfast bar and dedicated dining space. Patio doors open onto the rear garden, allowing natural light to flow through and creating an ideal setting for entertaining and everyday living. The separate lounge provides a cosy retreat, enhanced by a log burning stove. A useful downstairs cupboard offers potential as a pantry, and a ground floor WC adds further practicality. A porch area and external storage cupboard provide additional convenience.

Upstairs, there are two well proportioned double bedrooms, with the main bedroom benefiting from built in storage and an en suite shower room. The stylish four piece family bathroom features touch sensor lighting, adding a contemporary touch. The property also boasts a fully boarded loft with a drop down ladder, offering excellent additional storage or hobby room.

Externally, the rear patio garden provides an inviting outdoor space, complete with a wooden gazebo ideal for seating and relaxation. The property further benefits from an allocated parking space and additional visitor parking.

Council tax band currently C. EPC rating C.

- Allocated parking space and residents visitors parking
- Attractive mid terraced home in Kirkby Lonsdale
- Stunning fitted kitchen with breakfast bar and dining space
- Patio doors opening onto the rear garden, creating a bright and sociable layout
- Cosy lounge with log burning stove
- Ground floor WC for added convenience
- Two double bedrooms, including a main bedroom with en suite shower room and built in storage
- Stylish four piece family bathroom with touch sensor lighting
- Fully boarded loft with drop down ladder, plus porch and external storage cupboard
- Patio garden with wooden gazebo with easy access to the M6, Lake District and Yorkshire Dales

From Kendal Road, turn onto Abbotsgate and continue straight as the road becomes Lower Abbotsgate. Follow the road to the end, where number 26 can be found.

WHAT3WORDS:///monitors.owls.coconuts

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





#### **PORCH**

6' 11" x 4' 10" (2.10m x 1.47m)

#### **LIVING ROOM**

17' 0" x 11' 6" (5.18m x 3.50m)

#### **KITCHEN**

#### **WC**

2' 4" x 5' 5" (0.72m x 1.65m)

#### **LANDING**

6' 2" x 3' 11" (1.89m x 1.19m)

#### **BEDROOM**

11' 5" x 9' 7" (3.49m x 2.93m)

#### **BEDROOM**

13' 0" x 8' 10" (3.97m x 2.70m)

#### **SHOWER ROOM**

6' 9" x 6' 11" (2.05m x 2.11m)

#### **BATHROOM**

5' 6" x 9' 9" (1.67m x 2.96m)

#### **ATTIC ROOM**

14' 8" x 6' 2" (4.48m x 1.89m)

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

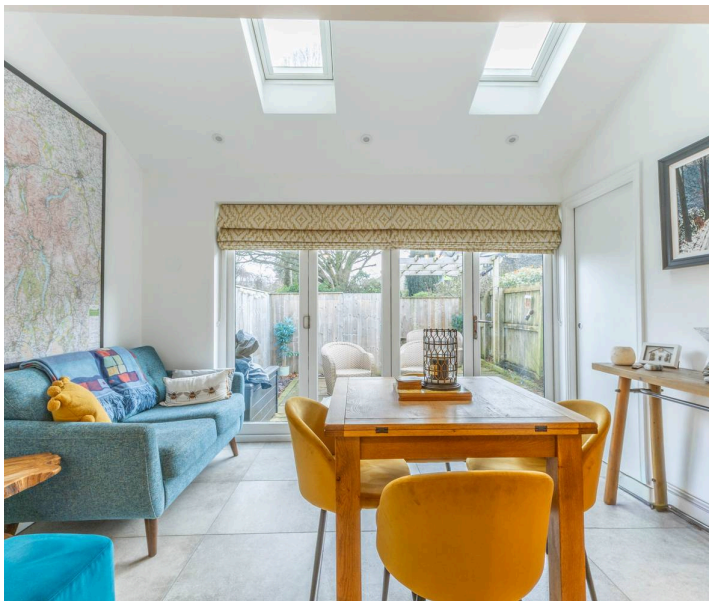
#### **EPC RATING C**

**COUNCIL TAX BAND** currently Band C

#### **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 accepted.



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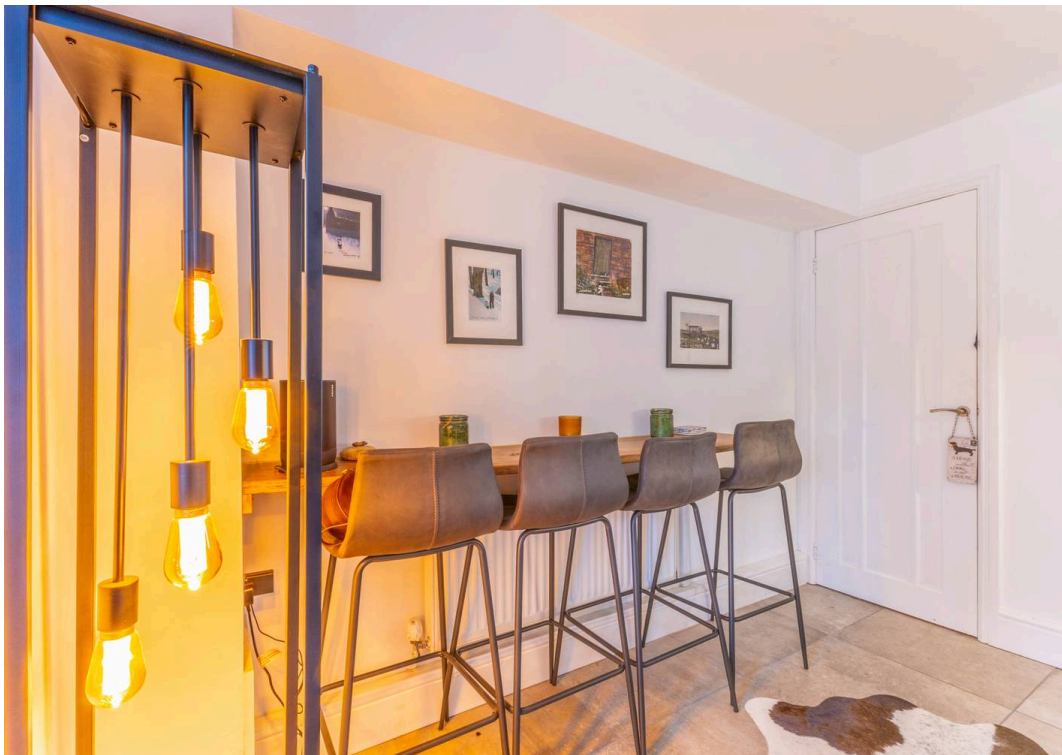
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## THW Estate Agents

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