



Kirkby Lonsdale

£395,000

14 Fairgarth Drive, Kirkby Lonsdale, Carnforth, LA6 2DT

Situated in a popular residential area within the sought after market town of Kirkby Lonsdale, 14 Fairgarth Drive presents an exciting opportunity for a new owner to modernise and create a home tailored to their own taste and lifestyle.

Enjoying lovely views towards the fells and within easy walking distance of the town's excellent amenities, this well-positioned property offers generous accommodation, gardens to the front and rear, driveway and a garage.

Quick Overview

Delightful Semi-Detached Bungalow
 Sought After Location within Kirkby Lonsdale
 Market Town
 Walking Distance to Local Amenities
 Well Appointed Accommodation
 Scope for Modernisation
 Lovely Front Aspect Views
 Well Maintained Gardens to the Front & Rear
 Off Road Parking & Garage
 No Onward Chain
 Ultrafast Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3731



Entrance Hall



Living Room



Dining Room



Kitchen

Kirkby Lonsdale is a charming market town, renowned for its independent shops, cafés, pubs and picturesque setting on the edge of the Yorkshire Dales National Park. With excellent access to scenic countryside walks, the town offers a wonderful balance of rural beauty and everyday convenience.

Step inside through the porch, which provides useful space for coats and shoes, before a door opens into the entrance hall. To the left, stairs lead to the first floor, while to the right is the living room. Light and bright, this inviting space enjoys lovely views towards the fells and features a coal-effect fire together with coving to the ceiling.

The dining room lies beyond, offering ample space for furniture and a door opening out to the garden, creating an ideal setting for entertaining and dining. An opening leads seamlessly into the kitchen, which is fitted with wall and base units, worktops, tiled splashbacks and a sink with drainer positioned beneath a window overlooking the garden. There is space for appliances and excellent scope for updating to suit modern tastes.

Returning to the hallway, bedroom two is a double room with views to the front aspect, integrated wardrobes and space for additional furniture. A useful storage cupboard is also located within the hallway. The bathroom currently comprises a shower, W.C. and pedestal hand wash basin, along with a storage cupboard, and offers further potential for modernisation.

To the first floor, the landing benefits from eaves storage. Bedroom one is a generous double bedroom with a side aspect window, fitted wardrobe and additional eaves storage, together with space for further furnishings. Bedroom three, previously utilised as a hobby room, is also a double bedroom with a pleasant outlook over the garden.

Externally, the property enjoys beautifully maintained gardens. The front garden is mainly laid to lawn with established flowers and shrubs, while the rear garden features a patio seating area, lawn and planted raised beds. A handy garden store is also located outside, and the garage can be accessed from the rear garden, where there is an additional store/workshop area to the rear of the garage.

All in all, 14 Fairgarth Drive presents a great opportunity to acquire a wonderful home within a sought after location, oozing potential and with the flexibility to suit a range of buyers. Early viewing is highly recommended!



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Living Room 12' 8" x 16' 9" (3.86m x 5.11m)

Dining Room 12' 9" x 10' 9" (3.89m x 3.28m)

Kitchen 9' 1" x 7' 6" (2.77m x 2.29m)

Bedroom Two 11' 10" x 12' 10" (3.61m x 3.91m)

First Floor

Bedroom One 12' 9" x 11' 4" (3.89m x 3.45m)

Bedroom Three 11' 9" x 16' 1" (3.58m x 4.9m)

Garage With up and over door, light and power. There is an adjoining workshop/store at the rear.

Property Information

Parking

A driveway provides off road parking.

Tenure

Freehold (Vacant possession upon completion).

Services

Mains gas, water, drainage and electricity.

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.

What3Words ///tunnel.sparkles.choppy

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Unregistered Title

We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.



Rear Garden



Rear Garden



Rear Aspect



Front Aspect

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.

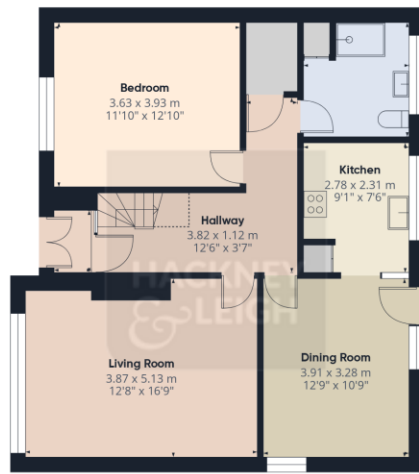


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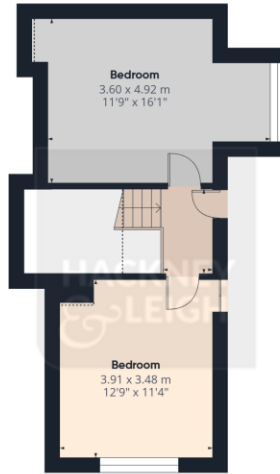
Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



Floor 0 Building 1

Approximate total area⁽¹⁾
103.5 m²
1113 ft²

Reduced headroom
1.1 m²
12 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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