



HACKNEY
& LEIGH

Kirkby Lonsdale

£585,000

6 Rowan Garth, Kirkby Lonsdale, Carnforth, LA6 2JR

6 Rowan Garth is an attractive stone-faced townhouse, quietly positioned yet within a two-minute walk of Kirkby Lonsdale town centre and all its amenities. Arranged over three floors, the property offers well-balanced accommodation, having been fully updated over the last 18 months, with the benefit of two en-suites, house bathroom, newly appointed kitchen, a private parking space, garage and landscaped rear garden.

Quick Overview

Attractive Stone Faced Town House
Central Kirkby Lonsdale Town Centre Location
Well Appointed Accommodation
Situated over Three Floors
Recently Updated Throughout with Newly Appointed Kitchen
Two Newly Appointed En Suites & House Bathroom
Garden to the Rear
Off Road Parking, Adjoining Garage & Car Charging Point
First Floor Balcony
Superfast Broadband Available



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Superfast
Broadband*



Off Road
Parking

Property Reference: KL3687



Living Room



Kitchen/Dining Room



Kitchen/Dining Room



Garden

Kirkby Lonsdale is a popular market town, set on the edge of the Yorkshire Dales National Park. The town is known for its independent shops, cafes, restaurants and pubs, as well as well-regarded local schools.

Excellent transport links are available via the M6 motorway at Junction 36, whilst the surrounding countryside offers a wide range of walking and outdoor opportunities, making the area appealing for a wide range of purchasers.

The ground floor opens into an entrance hall with a W.C. and access to the main living areas. The living room enjoys a front aspect window, ceiling coving and understairs storage. Double doors lead through to the kitchen/dining room, creating a practical and connected layout. The newly fitted kitchen, with wine fridge and integrated NEFF appliances, including double oven and induction hob, has space for dining furniture and patio doors opening directly onto the rear garden.

The garden has been thoughtfully updated by the current owners to provide a low-maintenance outdoor space with a patio seating area and artificial lawn, well suited to everyday use and entertaining. The adjoining garage, which is plumbed for a washing machine and houses the newly fitted gas boiler, can be accessed either from the garden or the drive via an up-and-over door. There is also a car charging point.

The first floor accommodates three bedrooms, with the landing offering two storage cupboards and a useful study area with access to the balcony, providing a practical space for home working or reading. Bedroom two is a double room with integrated storage and doors onto the balcony. This bedroom also benefits from a newly fitted en-suite shower room, with corner shower, W.C. and vanity sink.

Bedroom three is also a double with handy understairs storage, whilst bedroom four provides a great additional double bedroom, snug or home office. The house bathroom comprises a bath with shower over, W.C., vanity sink and tiled walls. All bathrooms in the property have been updated by the current owners and are fitted by Aquajade.

The second floor is the master suite, with built in storage and space for bedroom furniture along with a dressing or study area. The luxurious en suite includes a large walk-in shower with waterfall shower head, W.C. and vanity sink.

All in all, 6 Rowan Garth presents an excellent opportunity to acquire a well-appointed home in a prime central location, suited to families, couples and retirees alike.



Living Room



Kitchen/Dining Room



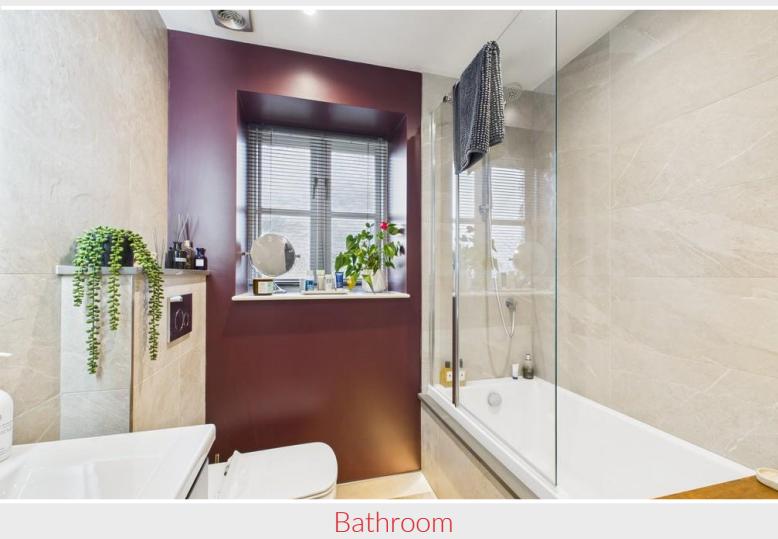
Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Living Room 16' 8" x 13' 3" (5.08m x 4.04m)

Kitchen/Dining Room 16' 6" x 11' 1" (5.03m x 3.38m)

Garage 18' 7" x 8' 7" (5.66m x 2.62m)

First Floor

Bedroom Two 8' 9" x 16' 11" (2.67m x 5.16m)

Bedroom Three 10' 0" x 10' 0" (3.05m x 3.05m)

Bedroom Four 10' 3" x 11' 2" (3.12m x 3.4m)

Second Floor

Bedroom One 16' 11" x 22' 1" (5.16m x 6.73m)

Property Information

Parking

Off road parking.

Tenure

Freehold (Vacant possession upon completion).

N.B.

Please note, we understand from the vendors that properties in this development should not be used as holiday lets.

Services

Mains gas, water, drainage and electricity.

[What3Words //cashiers.crew.shopping](https://what3words.com/cashiers.crew.shopping)

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



En Suite



Garden



Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

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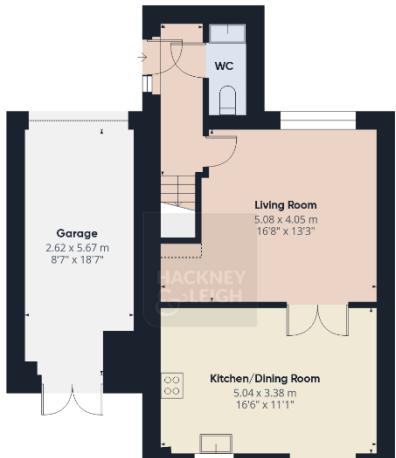
Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
online.



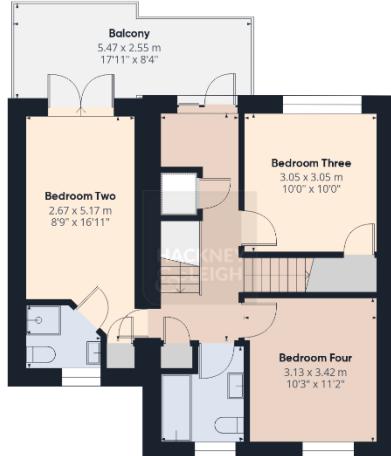
 Need help with **conveyancing**? Call us on: **01539 792032**

 Can we save you money on your **mortgage**? Call us on: **01539 792033**

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Floor 0



Floor 1



Floor 2


Approximate total area⁽¹⁾

 136.4 m²

 1468 ft²
Balconies and terraces

 12.2 m²

 131 ft²
Reduced headroom

 4.3 m²

 46 ft²

(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.

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