



3 Tram Lane, Kirkby Lonsdale
Asking Price £430,000

Your Local Estate Agents
Thomson Hayton Winkley



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A deceptively spacious end terrace house with ample parking pleasantly located in the heart of picturesque Kirkby Lonsdale. Having three bedrooms, two reception rooms, kitchen, bathroom, shower room, utility room, double glazing, gas central heating, ample storage and delightful patio garden.







TO ME YOU ARE WONDERFUL,
THE UNDERSTANDER OF GADGETS,
AND READER OF INSTRUCTIONS
MANUALS. FUNNY, PRECIOUS
THINGS. UNAFFAIR OF BROKEN
RESCKER OF SPIDERS WITH YOUR
BARE HANDS. MY BEST FRIEND
WEIRD. A BIT ANNOYING. INSPIRING
MAD. SUPPORTIVE. THE LOVE OF
MY LIFE. SOUNDING BOARD. CARRY
FREAK. BOMBAY. MR. HOGS. GOOGACHING.
A FAB. ENCOURAGER. AND KILT WEARING
DEMON ON THE DANCE FLOOR.
SPECIAL. A BIT BRILLIANT. MINDBLOWING
SOLVER OF PUZZLES. THE BIG
CHEESE. ALL I NEED THE DOGG.



3 TRAM LANE

A charming character end terraced property centrally located within Kirkby Lonsdale. The market town has 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.

The deceptively spacious accommodation, which is laid to four floors, briefly comprises porch, sitting/dining room and kitchen with direct access to the patio garden on the ground floor, a lounge, utility room with access to covered parking and storage, shower room and ample storage on the lower ground floor, two bedrooms and a bathroom on the first floor and a further bedroom with study space/dressing area on the second floor. The property benefits from double glazing and gas central heating and has lovely views from the first and second floors.

There are two parking spaces, one undercover and one off road, visitor parking, an enclosed patio garden and a lockable store.

GROUND FLOOR

PORCH

3' 11" x 3' 1" (1.20m x 0.96m)

Double glazed door and window, fitted coat hooks.

SITTING/DINING ROOM

15' 7" x 11' 5" (4.75m x 3.48m)

Double glazed sliding sash window, radiator, recessed spotlights, coving, oak flooring.

INNER HALL

6' 11" max x 5' 6" max (2.11m x 1.70m)

Recessed spotlight, oak flooring.

KITCHEN

11' 4" x 9' 6" (3.47m x 2.92m)

Double glazed French doors, radiator, excellent range of base and wall units, white porcelain sink, built in oven, gas hob with extractor hood over, space for fridge freezer, plumbing for slimline dishwasher, cupboard housing gas combination boiler, fully panelled splashbacks, recessed spotlights, oak flooring.





LOWER GROUND FLOOR

HALL

5' 4" max x 5' 6" max (1.65m x 1.70m)

Built in cupboard, understairs cupboard, wall ight.

LOUNGE

15' 5" max x 11' 4" max (4.72m x 3.47m)

Double glazed sliding sash window, two radiators, feature fireplace suitable for decorative electric fire/stove, wall lights.

UTILITY ROOM

6' 1" max x 5' 8" max (1.87m x 1.75m)

Circular stainless steel sink to fitted worktop with base unit, plumbing for washing machine, fitted shelving and coat hooks, access to covered parking space with water supply, space for tumble dryer and bin area.

SHOWER ROOM

6' 1" max x 2' 11" max (1.86m x 0.90m)

Heated towel rail, W.C. in white, fully tiles shower with electric shower fitment.

FIRST FLOOR

LANDING

8' 7" max x 7' 0" max (2.63m x 2.14m)

Natural light from second floor, built in cupboards.

BEDROOM

11' 5" max x 10' 8" max (3.48m x 3.26m)

Double glazed sliding sash window, radiator, fitted wardrobes, fitted mirror, recessed spotlights.

BEDROOM

11' 5" max x 6' 9" max (3.49m x 2.06m)

Double glazed sliding sash window, radiator, fitted cupboards, recessed spotlights.

BATHROOM

7' 0" max x 5' 6" max (2.14m x 1.70m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and bath with tiled splashback and thermostatic shower over, recessed spotlights, extractor fan, fitted mirror, partial tongue and groove panelling to walls.

SECOND FLOOR

LANDING

3' 4" max x 3' 0" max (1.04m x 0.92m)

Double glazed Velux window, recessed spotlight.

BEDROOM WITH STUDY SPACE

17' 4" max x 11' 4" max (5.30m x 3.46m)

Two double glazed Velux windows, radiator, fitted wardrobe a cupboards, recessed spotlights, exposed floorboards.

OUTSIDE

The are two parking spaces, one being undercover with access to the utility room and also to the lockable store. There is also one off road parking space on the lane together with visitor parking. A well presented enclosed patio garden is located at the rear which has a water supply and is accessed via the kitchen.

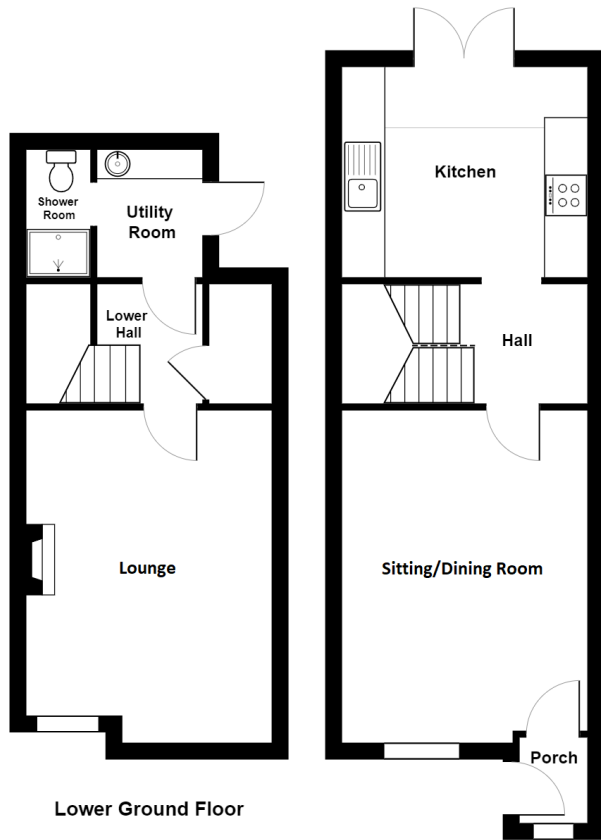
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

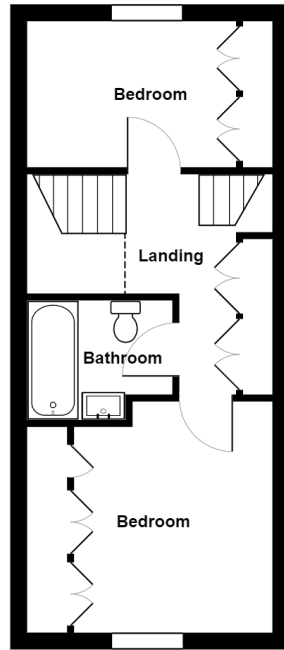
Currently Band D as per the Valuation Office website.



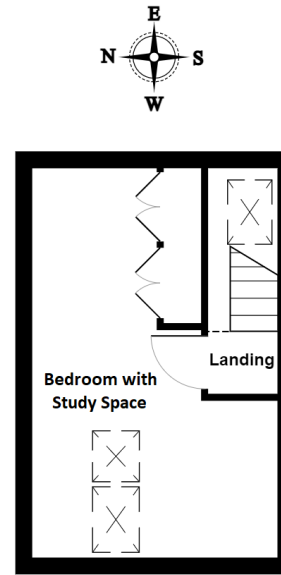


Lower Ground Floor

Ground Floor



First Floor



Second Floor

3 Tram Lane, Kirkby Lonsdale,
Total Area: 110.7 m² ... 1191 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From our Kirkby Lonsdale Office walk up to the Post Office and turn left in to Tram Lane to find number 3 clearly marked on the left.

WHAT3WORDS:

switch.should.dynamics

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