

4 TRAM LANE

OIEO £390,000

Kirkby Lonsdale LA6 2BQ

A delightful stone built terraced property in the centre of this ever-popular Cumbrian market town.

With charming character features, the property is ready to move into but offers the potential to add your own stamp as well as the potential to reconfigure the first floor layout and create an en suite bedroom in the attic space. Light and bright accommodation with sitting room, dining room open to kitchen, three double bedrooms and a generous bathroom. Small garden to the rear with useful external store.

A lovely family home, perfect bolthole to enjoy at weekends or a great income potential.





Welcome to **4 TRAM LANE**

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Here's our **TOP TEN REASONS TO LOVE 4 Tram Lane:**

- 1. Light and bright accommodation** with an approximate gross internal area of 825 sq ft (76.7 sq m); the property has a welcoming feel with large windows to all rooms allowing plenty of natural light to flood in.
- 2. Character abounds** with stripped and waxed pine doors, architraves, windows and cills and stained wooden floors throughout with the exception of the dining room and kitchen which has stone flooring. Cast iron fireplace with open fire in the sitting room and feature fireplace (not in use) with oak lintel in the dining room.
- 3. Potential to reconfigure layout** - the current owners have considered taking some space from the generous bathroom to accommodate a staircase and to create an en suite bedroom in the attic space. Certainly food for thought!
- 4.** There's a **roll top bath**. Enough said.
- 5. In the heart of the town** - walk to the shops, the post office, to the pubs and restaurants.
- 6. Lovely views** across rooftops towards the Barbon Fells from bedroom and the bathroom.
- 7. Outside space** you will find a handy store with plumbing for a washing machine and room for bikes or even paddle boards if they float your boat too! There is also a **walled garden** to the rear with planted borders and space for a table and chairs.
- 8. Potential income stream** - with staycationing here to stay you could let it out to help pay the bills when you don't need it.. The entire contents are also available for separate negotiation so you can hit the ground running.
- 9. Award winning Kirkby Lonsdale** - for the fourth year in a row this sought after Cumbrian market town has been voted in the Top 10 places to live in the North West by The Sunday Times.
- 10. Great access to the great outdoors** with the Lune Valley, Yorkshire Dales, Lake District and two Areas of Outstanding Natural Beauty (Silverdale/Armside and the Trough of Bowland) close by; whatever direction you head for a walk, run, climb, sail or cycle its all beautifully accessible.

May we sneak one more in?

11. Travelling from A to B - there is easy access onto the M6 at Junctions 34, 35, or 36 with the A65 for travelling east on the edge of town. There are train stations at Oxenholme and Lancaster, on the main west coast line with direct trains to London Euston, Glasgow and Edinburgh.



You'll need to know....

- Mains electricity, gas, drainage and water
- Gas central heating with open fire in the sitting room
- Single glazed sash windows in pine frames
- Blinds and white goods are included in the sale
- Further items of furniture are available separately
- 4 Tram Lane is banded D for Council tax purposes. Prospective purchasers are advised to verify this information for themselves with South Lakeland District Council.
- There is a public footpath crossing the property's boundary which runs under the arch and leads onto Main Street

To find the property - approaching Kirkby Lonsdale from the west along the A65, take the first turning at the roundabout by Booths supermarket and park in any of the available car parks in the town or on the roadside. On foot, Tram Lane can be found opposite the Post Office and No. 4 can be found on the left just under the archway.

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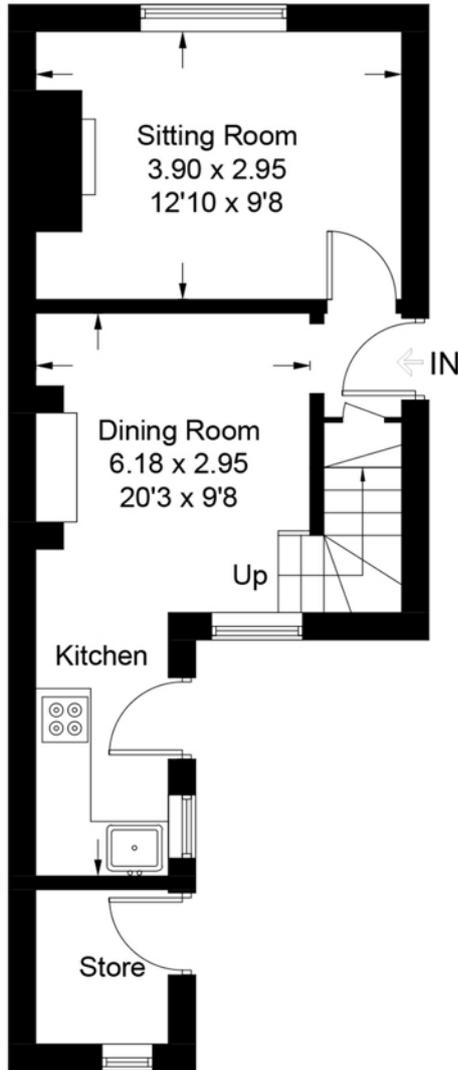
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

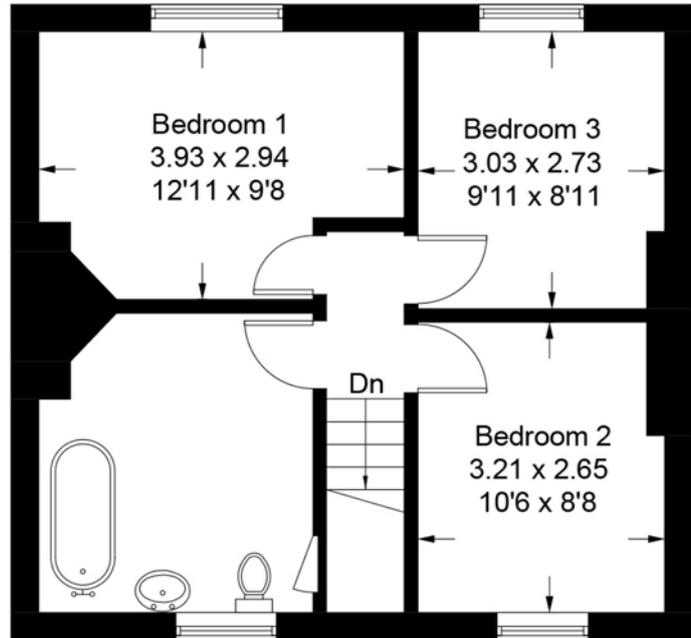


4 Tram Lane, Kirkby Lonsdale, LA6 2BQ

Approximate Gross Internal Area = 76.7 sq m / 825 sq ft



Ground Floor



First Floor

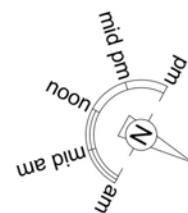


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID883875)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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