



## Flat 3 Alder House School Road

Kirkby-In-Furness, LA17 7TF

Offers In The Region Of £175,000



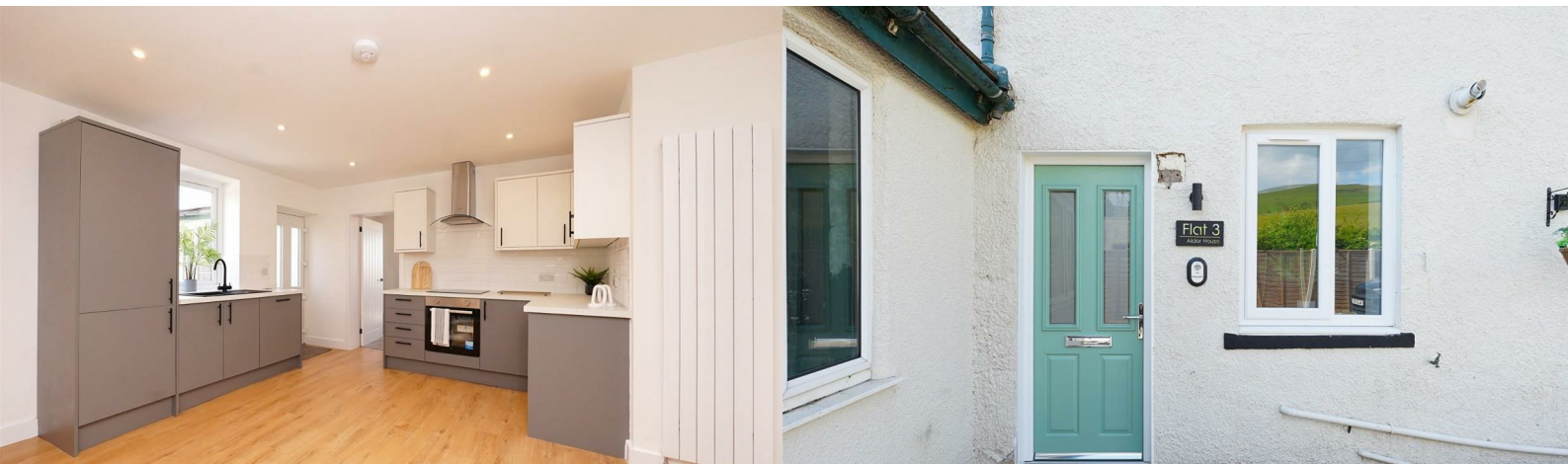
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*A well-presented three-bedroom flat located in the sought-after village of Kirkby-in-Furness. This spacious property features a light and airy open-plan living area, ideal for modern living. Set in a peaceful village setting with easy access to local amenities and transport links, it offers a perfect blend of comfort and convenience.*

Welcome to this stylish three-bedroom ground floor flat, offering spacious and modern living throughout. Step into the open-plan lounge and dining area, where natural light enhances the sense of space—perfect for both relaxing and entertaining.

Just off the living area is the sleek, newly fitted kitchen, boasting high-quality modern units and finishes, designed for both style and functionality.

The property features three well-proportioned ground floor bedrooms, each offering comfortable accommodation with fresh, neutral décor. Completing the layout is a newly installed shower room, finished to a high standard with contemporary fittings and a clean, modern design—ideal for easy, low-maintenance living.

## Lounge

19'4" x 8'2" (5.90 x 2.50)

## Kitchen Diner

14'1" x 12'9" (4.30 x 3.90)

## Bedroom One

10'9" x 12'9" (3.30 x 3.90)

## Bedroom Two

12'5" x 10'9" (3.80 x 3.30)

## Bedroom Three

14'5" x 11'1" (4.40 x 3.40)

## Shower Room

9'6" x 7'2" (2.90 x 2.20)



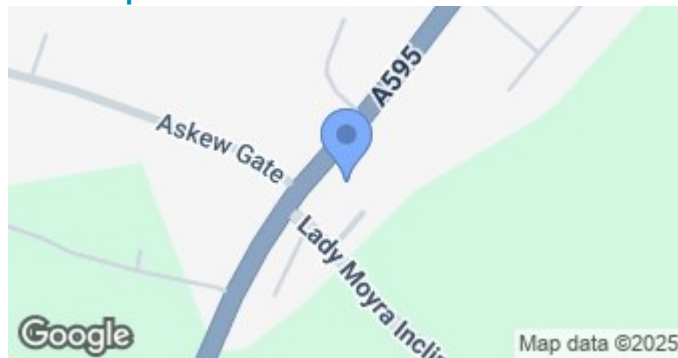
- Ground Floor Flat
- Village Location
- Annual service charge is currently the cost of Insurance
- No Chain

- Three Bedroom
- Ground rent peppercorn
- Excellent Presentation





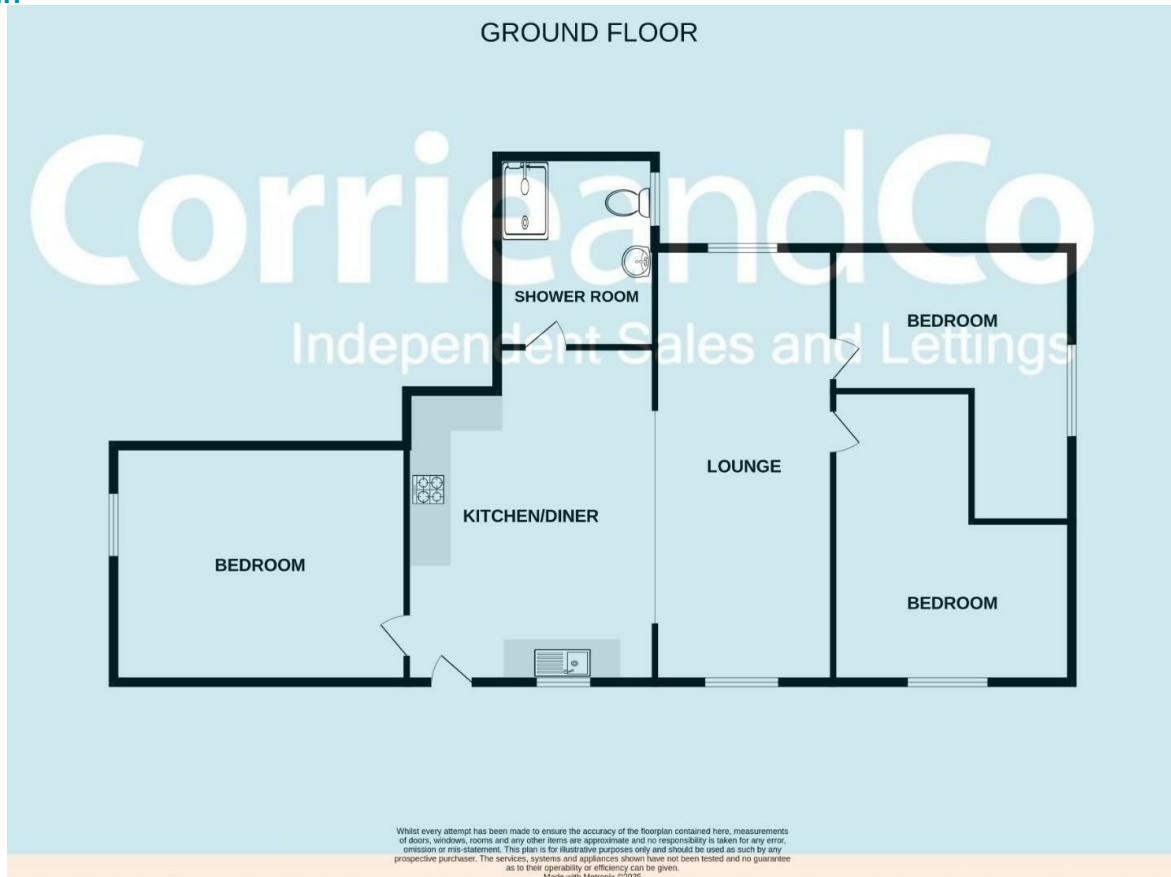
Road Map



Terrain Map



Floor Plan



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