



Arnside

£365,000

12 Parkside Drive
Arnside
Cumbria
LA5 0BU

A well laid out, substantial detached three bedroomed, two bathroom bungalow with a superb living / dining room at the rear of the property. Two patio doors lead to the mature well screened rockery garden facing on to open fields. At the front there is a car port, garage and plenty of additional parking on the driveway. Although the property could now benefit from some upgrading, the location is really first class.

Property Ref: AR2417

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Open Plan Living / Dining Room



Dining / Living Room



Kitchen

Location From the Arnside Office, continue along the Promenade bearing left at The Albion and proceed up Silverdale Road. Opposite Anthony's Village Store turn right onto Redhills Road. Continue along the road and turn left onto Parkside Drive just after the bend. The property can then be found on your right.

Accommodation (with approximate dimensions)

Entrance Hallway A large bright hallway greets you on entrance to this bungalow. There is a handy cloakroom cupboard and slate tiled floor.

Living / Dining Room 25' 10" x 15' 11" (7.87m x 4.85m) An impressive large living space ideal for social open plan living. This room is flooded with light from the two sets of sliding patio doors that lead to the back garden. A serving hatch opens through to the kitchen next door. The room is heated by 3 radiators.

Kitchen 11' 5" x 11' 3" (3.48m x 3.43m) Handy serving hatch to the dining area and fitted with a range of wall and base units with complimentary worktop and tiling. Stainless steel sink unit and drainer, mixer tap, Hotpoint oven and grill, Blanco four ring electric hob and filter hood. Integrated fridge and space for a dishwasher. A lovely light and bright hub of the home.

Utility Room 11' 5" x 8' 11" (3.48m x 2.72m) A great space with



Kitchen



Dining Area



Bedroom 1



Bedroom 1



Bedroom 2

sink, range of wall units, plumbing for washing machine and plenty of space for tumble drier and freezer. Door leading outside to the side of the property.

Bedroom One 18' 4" x 10' 10" (5.59m x 3.3m) Overlooking the front garden, this largest bedroom has a folding door leading to a part shelved dressing area and through to ensuite shower room.

Bedroom One En Suite Tiled en suite with white low level WC, pedestal hand basin and shower tray. Extractor fan.

Bedroom Two 14' 6" x 13' 10" (4.42m x 4.22m) This well sized second bedroom boasts dual aspect windows overlooking the front and side of the property.

Bedroom Three 11' 4" x 7' 10" (3.45m x 2.39m) A good sized single bedroom or office overlooking the side of the property.

Bathroom A generous sized family bathroom with white 4 piece suite and storage cupboards and drawers. Green and white retro tiles cover the walls.

Garage 20' 3" x 11' 9" (6.17m x 3.58m) The garage has light and power, hot and cold water and a range of shelving units. There is also a handy W/C with toilet and wash hand basin.



Bedroom 2



Bedroom 3



Family Bathroom



Side of the Property



View from Garden

Outside

Front of the Property The property is set back from the road with a lovely lawn with borders and tree.

Rear Garden The low maintenance back garden consists of an impressive rockery with mature plants and shrubs. There is a crazy paving patio to enjoy the private garden at the rear of the property.

Council Tax Band - F South Lakeland District Council

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Services Mains gas, water, drainage and electricity. Fibre to the cabinet broadband.

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

For a Viewing Call 01524 761806



Garden



OS Plan

Parkside Drive, Arnside, Carnforth, LA5

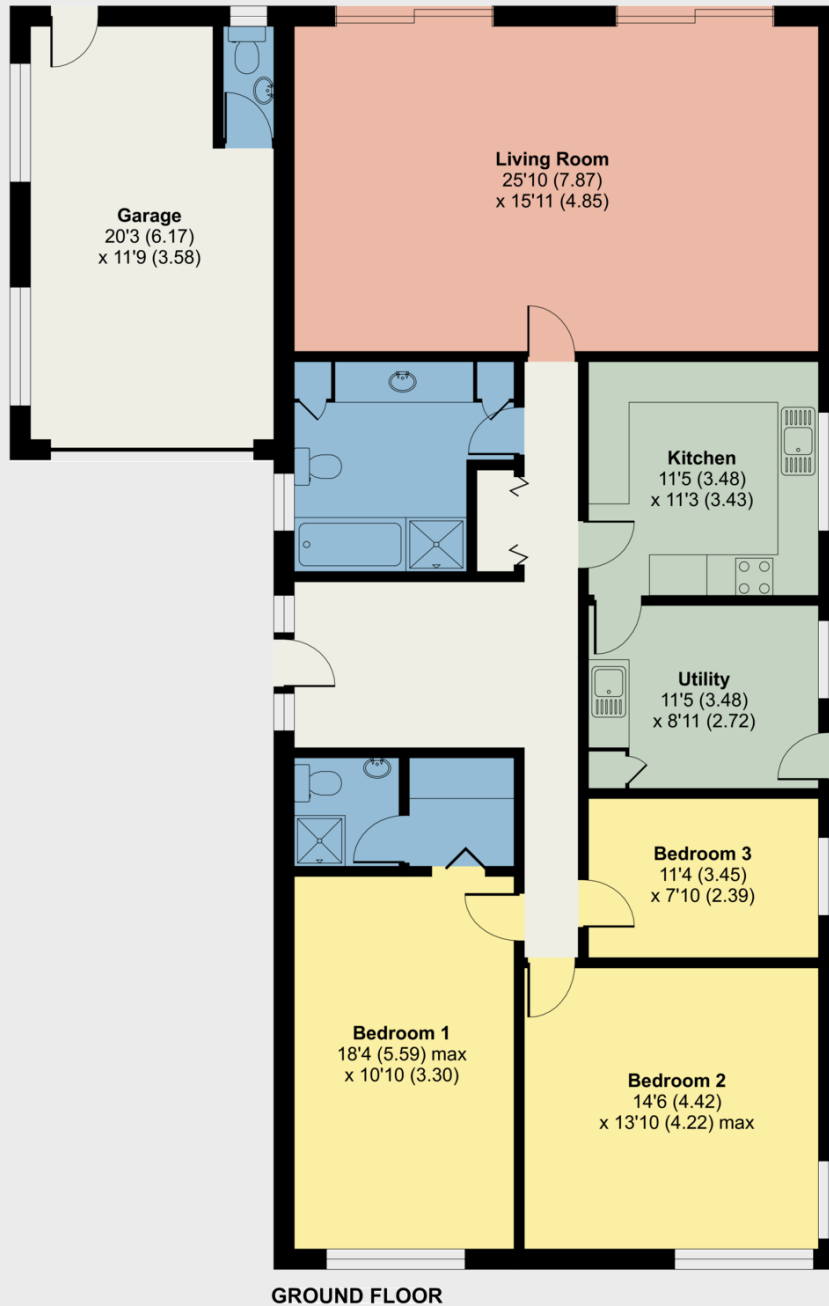


Approximate Area = 1554 sq ft / 144.3 sq m

Garage = 244 sq ft / 22.6 sq m

Total = 1798 sq ft / 167 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hackney & Leigh. REF: 759194

A thought from the owners...

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