



Arnside

£280,000

27 The Meadows, Arnside, Cumbria , LA5 0EY

Discover this inviting three-bedroom semi-detached property, nestled in the sought-after village of Arnside. Featuring well-proportioned rooms, a modern kitchen, garage, and ample parking, this home offers a perfect blend of comfort and convenience in a charming village setting. Don't miss your chance to call Arnside home!

Quick Overview

Semi Detached Family House

Three Bedrooms

Spacious Living Room

Modern Kitchen Diner

Conservatory

Located in Sought After Village of Arnside

Close to Local Amenities

Superb Transport Links

Garage & Parking

Ultrafast 1000Mb Broadband available*



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Ultrafast
Broadband*



ENTER
MANUALLY

Property Reference: AR2533



Kitchen



Kitchen Diner



Living Room



Conservatory

Location Nestled on the picturesque shores of the stunning Morecambe Bay, Arnside village is a hidden gem that embodies the very essence of idyllic village life. Arnside's crowning jewel is undoubtedly its breathtaking scenery. Situated on the Kent Estuary within the Arnside and Silverdale Area of Outstanding Natural Beauty. Arnside is a friendly place with a thriving community. There's plenty for people of all ages to do, including excellent walks, numerous clubs and societies covering the activities ranging from sailing to ukulele playing. Other amenities include pubs, a GP practice, dentist, library and local shops. For families, there are playgroups, youth clubs and the local primary and secondary school located in Milnthorpe. Arnside is also perfectly positioned for commuters with easy access to the M6 and the lake district. There's also a train line - making trips south to Preston, Manchester and London a breeze, or west to the coast and Ulverston or North to Carlisle and beyond.

Property Overview Welcome to Your New Home! Nestled amidst the serene beauty and countryside of Arnside, this inviting property promises a lifestyle of comfort and convenience. As you approach, a well-maintained front garden beckons you toward a warm and welcoming entrance. Let us take you on a tour of what could be your new home.

The journey begins as you stroll through the front garden, arriving at the composite front door, you'll enter a porch thoughtfully designed with space for your coats and boots, ensuring that every season's elements stay outside. There is also a down stairs W.C.

The porch opens up into a spacious kitchen diner, fitted with sleek and modern wall and base units with complementary quartz work surfaces. Integrated appliances, including a Neff oven and hob, dishwasher, and roomy space for your fridge freezer, make this kitchen a joy to cook and entertain in. A breakfast bar provides a casual dining option, while the generous dining area can accommodate a table for all your family gatherings.

Continue your journey through to the spacious living room, where a fireplace serves as the focal point, creating a cozy ambiance. Double doors open into a charming conservatory, flooded with natural light and offering seamless access to the patio area.

Ascending the stairs, you'll find a spacious landing with a convenient cupboard housing the boiler and hot water cylinder, ensuring your daily comfort.

Bedroom one is positioned to the front of the house, this room offers delightful views toward the fells, along with a built-in cupboard and ample space for additional furnishings.



Kitchen



Living Room



Landing



Bedroom



Bedroom



Bathroom

Bedroom two is another generously proportioned double bedroom, this space boasts charming views of the surrounding landscape, bringing the outdoors in.

Bedroom three is to rear, this versatile room can serve as a single bedroom or a home office, catering to your lifestyle needs.

The modern wet room is fitted with shower, a vanity sink unit and combined w.c. However, it can easily be converted into a traditional bathroom if desired.

Outside, the property continues to impress. At the front, a well-maintained lawn and a paved path guide you to the main entrance. Flower beds adorned with a variety of plants and shrubs add a touch of nature's beauty. To the rear, a paved patio invites you to unwind and entertain. Convenient gated access leads to the garage and parking area, ensuring your vehicles are safe and secure.

Additionally, exterior water and lighting provide practicality and ambiance.

Don't miss your chance to call this delightful property home. Contact us today to arrange a viewing and start your journey toward the serene and comfortable lifestyle you deserve.

[What3words](https://what3words.com/suspended.play.terribly) ///suspended.play.terribly

Accommodation (with approximate dimensions)

Kitchen Diner 17' 10" x 13' 0" max (5.44m x 3.96m)

Living Room 17' 10" x 10' 5" (5.44m x 3.18m)

Consevatory 9' 1" x 7' 10" (2.77m x 2.39m)

First Floor Landing

Bedroom One 11' 6" x 10' 9" (3.51m x 3.28m)

Bedroom Two 10' 7" x 10' 6" (3.23m x 3.2m)

Bedroom Three 7' 10" x 6' 11" (2.39m x 2.11m)

Wet room

Garage 18' 7" x 8' 3" (5.66m x 2.51m)

Directions Entering Arnside under the railway bridge turn right onto Station Road, travel along the Promenade and turn left at the Albion Public House onto Silverdale Road.

Continue up the hill keeping right at the fork in the road. The Meadows is on the right just before the village cemetery with number 27 facing onto Silverdale Road.

Property Information

Services Mains electricity, gas, water and drainage

Council Tax Band D Westmorland & Furness District Council

Tenure Freehold. Vacant possession upon completion.

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

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Bedroom One



View



Garden



Garage

Request a Viewing Online or Call 01524 761806

Meet the Team

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Viewings available 7 days a week
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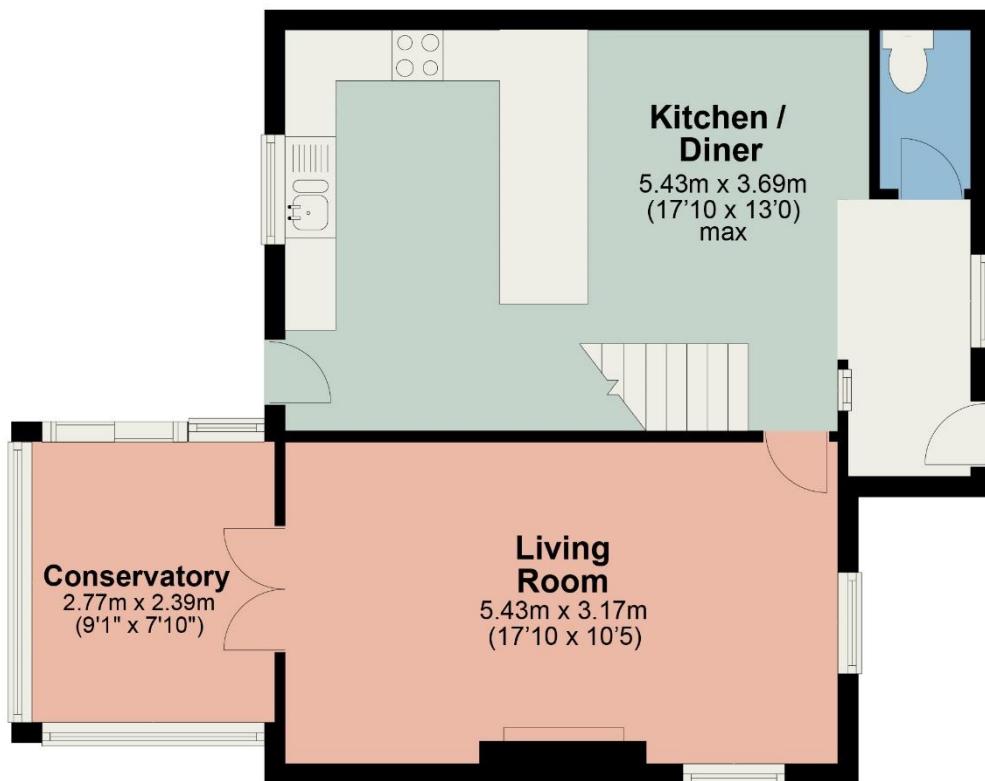
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First Floor



Ground Floor



Total area: approx. 117.6 sq. metres (1265.6 sq. feet)

For illustrative purposes only. Not to scale. REF: AR2533

*All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/09/2023.