

## Arnside

£475,000

3 Birch Grove, Arnside, Cumbria, LA5 0BQ

Escape to the idyllic village of Arnside and discover the hidden gem that is 3 Birch Grove. This beautifully presented three-bedroom detached true bungalow is nestled on a fantastic plot, just a stone's throw away from the picturesque promenade and local amenities. Embrace the peaceful surroundings and the convenience of village life in this charming location.

The property features two spacious reception rooms, conservatory, kitchen with a separate utility area, and well-presented front and rear gardens, offering a harmonious blend of indoor and outdoor living spaces. The flexible accommodation is perfectly suited for families seeking a comfortable home or retirees looking for a tranquil retreat to enjoy the beauty of the village.

### Quick Overview

Detached True Bungalow  
Sought After Village Location  
Well Presented Gardens to the Front & Rear  
Two Reception Rooms & Conservatory  
Kitchen with Separate Utility  
Located In Arnside & Silverdale National Landscapes  
Close to Local Amenities  
Ample Off Street Parking & Garage  
Family Bathroom & Additional W.C.  
Ultrafast 1000 Mbps Broadband Available\*



3



1



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: AR2565





Living Room



Dining Room



Kitchen



Kitchen

**Location** Birch Grove is located in the highly desirable village of Arnside, an Area of Outstanding Natural Beauty, and is only a short walk down to the promenade and pier hosting a variety of shops, cafes and pubs, also within walking distance to Redhills Woods and Arnside Knott. Arnside benefits from a train station, a primary school, a doctors surgery, a dentist, a library, a sailing club that hosts regular live music nights and a park with playground, tennis courts, bowling club, cricket club and football club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community.

Arnside is positioned with easy access to the M6, The Lake District and The Yorkshire Dales National Park. The train station gives easy access to Lancaster, Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North.

**Property Overview** Discover the welcoming charm of 3 Birch Grove, situated in a peaceful cul-de-sac location that offers a sense of serenity and privacy. As you step inside, the spacious entrance hall sets the tone for the rest of the property, and also provides access by a wooden flexible ladder to the roof void which is part boarded and has a light.

To the right of the entrance hall, you'll find the living room, a bright and airy space that overlooks the front aspect and bathes in natural light. This room serves as a relaxing retreat where you can unwind and enjoy moments of tranquillity. The living room seamlessly flows into the dining room, creating an open-plan layout that enhances the sense of space and versatility. Whether you're entertaining guests, enjoying family meals, or seeking a quiet corner to read a book, the dining room offers a multitude of possibilities to suit your lifestyle.

Through the sliding doors lies the added bonus of a conservatory area, a delightful extension of the living space that brings the outdoors in. The conservatory provides a perfect spot for relaxation, where you can enjoy the beauty of the surrounding landscape while being sheltered from the elements. Whether you're soaking up the sun, enjoying a cup of tea, or simply unwinding after a long day.

The kitchen is tastefully finished with a range of white base and wall units. Equipped with quality appliances including a Zanussi hob, Indesit oven, oven hood, and a stylish composite grey sink, this kitchen is designed to cater to your cooking needs with ease and sophistication.

Step down from the kitchen, a convenient utility area awaits, offering additional functionality and practicality to your daily routine. You will find ample storage options to keep your home organised and clutter-free. The utility area features plumbing for a washing machine and dishwasher, while also





Front Garden



Conservatory





Utility



Living Room



Bathroom



Conservatory

providing space for an under-counter fridge freezer to store your perishables. The utility area also offers direct access to the garden and garage, adding convenience to your everyday activities.

To the left of the hallway, you'll find three beautifully presented double bedrooms, each boasting neutral décor and spacious layout. These inviting bedrooms offer ample space for furniture, allowing you to personalise your living space and create a cosy retreat tailored to your preferences.

Indulge in the beautiful four-piece family bathroom, featuring complementing white tile walls that add a touch of elegance to the space. Whether you're unwinding in a relaxing bath or refreshing in the shower. In addition to the family bathroom, you'll also find the convenience of a separate toilet, adding a practical touch to family living.

**Outside & Parking** Step into the serene outdoor sanctuary of the garden at 3 Birch Grove, where nature's beauty surrounds you in a peaceful setting. To the front of the property, an elevated paved patio offers a picturesque spot to relax and unwind, overlooking the lush lawn and well-stocked flower beds adorned with a variety of mature trees and shrubs. This welcoming space invites you to bask in the tranquillity of the outdoors and enjoy the beauty of your surroundings.

A convenient drive leads to the garage, providing easy access and additional parking options for your vehicles. The garage also provide the benefit of an electric car charging point. The thoughtful design of the front garden ensures both functionality and aesthetic appeal, enhancing the overall charm of the property.

Venture into the rear garden and discover a delightful oasis of relaxation and recreation. A paved patio offers a versatile outdoor living space, perfect for al fresco dining, entertaining guests, or simply soaking up the sun. The well-maintained lawn and raised flower beds add a touch of elegance to the outdoor area, creating a vibrant and inviting atmosphere, while a gravelled pathway leads to the office/summer house, providing a tranquil retreat for work or leisure activities.

**Directions** Proceed along the promenade turning up the hill by the Albion. Turn right onto Redhills Road and follow this round and go down the single car width road. At the bottom of the lane turn right into Birch Grove and number three is midway along on the right.

**What3words** ///spouse.mess.bridge



Bedroom One



Bedroom Two





Bedroom Three



Summer House



Rear Garden

Accommodation with approximate dimensions

Living Room 15' 3" x 11' 9" (4.65m x 3.58m)

Dining Room 11' 8" x 9' 9" (3.56m x 2.97m)

Conservatory 11' 10" x 11' 8" (3.61m x 3.56m)

Kitchen 8' 8" x 8' 8" (2.64m x 2.64m)

Utility 8' 9" x 8' 2" (2.67m x 2.49m)

Bedroom One 12' 9" x 12' 9" (3.89m x 3.89m)

Bedroom Two 12' 9" x 10' (3.89m x 3.05m)

Bedroom Three 9' 9" x 8' 1" (2.97m x 2.46m)

Bathroom 8' 11" x 5' 8" (2.72m x 1.73m)

Garage 13' 8" x 8' 9" (4.17m x 2.67m)

Services Mains gas, water and electricity. Gas Central Heating. Septic Tank Drainage

Council Tax Band E - Westmorland & Furness 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

## Meet the Team

### Richard Harkness M.R.I.C.S

Sales Manager

Tel: 01524 761806  
Mobile: 07971 911357  
richardharkness@hackney-leigh.co.uk



### Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727  
Mobile: 07464 545687  
laurahizzard@hackney-leigh.co.uk



### Leigh Bedwell

Sales Team

Tel: 01524 761806  
arnsidesales@hackney-leigh.co.uk



### Matilda Stuttard

Sales Team

Tel: 01524 761806  
arnsidesales@hackney-leigh.co.uk



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Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

## Arnside, Carnforth



**Total floor area 122.8 m<sup>2</sup> (1,322 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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