



Arnside

£320,000

24 The Meadows, Arnside, Cumbria, LA5 0EY

Discover this well-presented three-bedroom semi-detached property, perfectly situated on a quiet cul-de-sac in the sought after village of Arnside. Boasting an elevated position with the National Trust land and picturesque Arnside Knott in the backdrop, whilst being conveniently offered to the market with no chain delay.

Quick Overview

- Three Bedroom Semi Detached Home
- Well Presented Throughout
- Private Landscaped Garden
- Elevated Cul-De-Sac Position
- Garage, Driveway and Allocated Parking Space
- Popular Residential Location
- No Chain Delay
- Perfect First Time Buy or Family Home
- Array of Walks on your Doorstep
- Ultrafast 1000 Mbps Broadband Available*



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Ultrafast
Broadband



Garage, Driveway
& Allocated Space

Property Reference: AR2578



Living Room



Kitchen



Dining Area



Conservatory

Location Arnside benefits from a train station, a primary school, a doctors surgery, a dentist, a library, a sailing club hosting 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 perfectly positioned with easy access to the M6, The Lake District and The Yorkshire Dales National Park. The train station gives easy access to Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North.

Property Overview Step into this meticulously maintained property and be welcomed by the porch which seamlessly flows into the charmingly spacious kitchen dining room. There is also the added convenience of a downstairs cloakroom featuring a hand wash basin, W.C., and access to the first of two storage spaces.

The kitchen showcases a modern shaker style, adorned with a range of base and wall units complemented by sleek black granite worktops and slate flooring. The kitchen boasts a range of integrated appliances including a Lamona oven and microwave, Samsung four-ring gas hob with an overhead extractor fan, Smeg dishwasher, undercounter fridge, and plumbing for a washing machine. Ample space is provided for a dining table and chairs, with a useful understairs cupboard for storage.

From the kitchen, access the generously proportioned, light-filled living room boasting dual aspect windows, a wood surround fireplace with a sandstone hearth, a living flame gas stove and elegant patio doors leading to the conservatory.

The conservatory serves as a delightful addition, offering a serene retreat to relax and enjoy the garden. Complete with wood effect parquet tiles and access to the sunny rear garden, it adds an extra touch of tranquillity to this inviting home.

To the first floor, discover three generously proportioned bedrooms awaiting you. Bedroom one treats you to far-reaching views overlooking the Cumbrian Fells with ample space for a king size bed and room for further furniture. Bedroom two is a spacious double with substantial wardrobes and offers further scenic views to the fells. Bedroom three benefits from a built-in wardrobe and views out to Arnside Knott woods.

Completing this level is the modern and tastefully appointed bathroom, boasting tile surrounds and flooring. It features a wash basin, W.C., and a bath with an overhead shower.

There is also access on the landing to a second loft space.

Outside & Parking Step into the charming rear garden, adorned with a delightful array of plants nestled within landscaped terraces creating a picturesque backdrop for outdoor enjoyment. A charming patio area beckons, inviting you to bask in the warm sunshine and unwind amidst the natural beauty.

At the front of the property, convenience meets functionality with off-road parking, detached garage and an allocated parking space, ensuring ample space for vehicles. Ascend the steps flanked by lush shrub borders, leading to the entrance, adding a touch of elegance to the welcoming exterior.

Directions From the Hackney & Leigh Arnside office continue along the promenade pass the Albion and proceed along Silverdale Road. Pass the allotments on the right and The Meadows is the next on the right. Turn into the development and proceed straight into the cul-de-sac and number 24 is on the left.

What3Words ///generated.storming.loved

Accommodation with approximate dimensions

Living Room 17' 10" x 11' 10" (5.44m x 3.61m)

Kitchen Dining Room 17' 10" x 13' 7" (5.44m x 4.14m)

Conservatory 13' 5" x 8' 9" (4.09m x 2.67m)

Bedroom One 11' 10" x 11' 9" (3.61m x 3.58m)

Bedroom Two 11' 6" x 10' 4" (3.51m x 3.15m)

Bedroom Three 9' 1" x 7' 5" (2.77m x 2.26m)

Garage 18' 7" x 9' 4" (5.66m x 2.84m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band D - Westmorland & Furness Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden

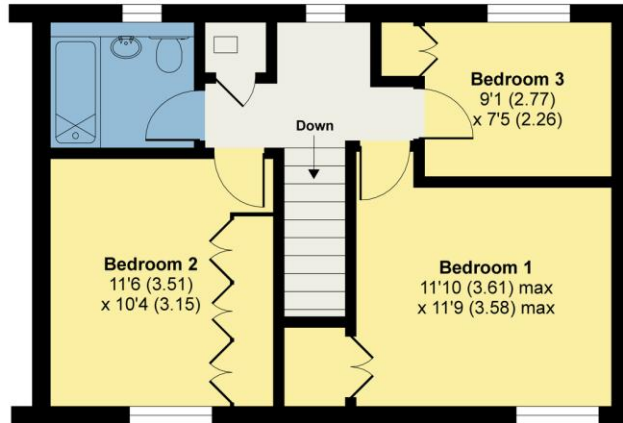
The Meadows, Arnside, Carnforth, LA5

Approximate Area = 1118 sq ft / 103.8 sq m

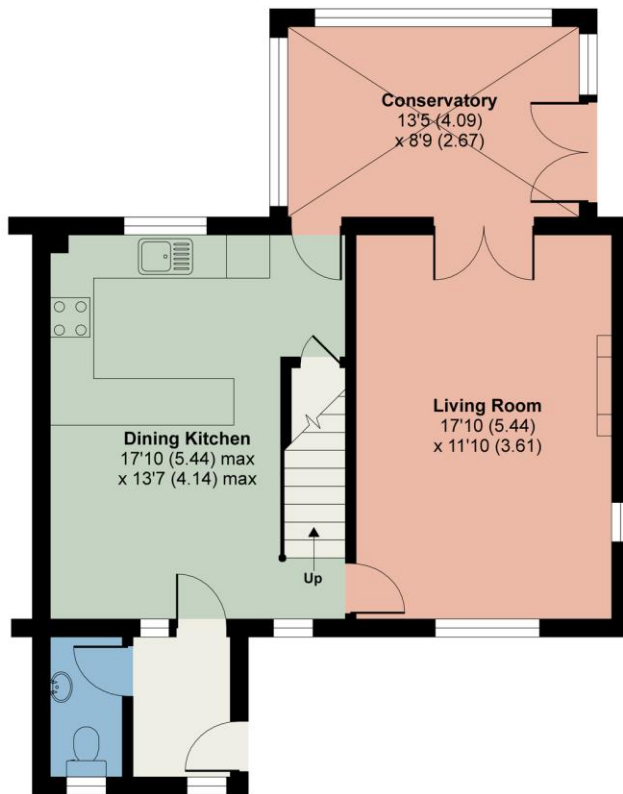
Garage = 174 sq ft / 16.1 sq m

Total = 1292 sq ft / 119.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 790385

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