



Arnside

£325,000

20 Plantation Avenue, Arnside, Carnforth, LA5 0HU

Nestled in the village of Arnside, 20 Plantation Avenue presents a wonderful opportunity. This three-bedroom dormer bungalow offers generous living spaces throughout, complemented by views of the Kent Estuary to the rear. With its blend of charm, space, and beautiful scenery, this home is a perfect retreat in an idyllic setting.

Quick Overview

Three Bedroom Detached Dormer Bungalow
Highly Sought After Village Location
Two Reception Rooms
Elevated Kent Estuary Views
Front and Rear Gardens
Ample Off Street Parking and Garage
Located Close to Local Amenities
Generous Living Spaces Throughout
No Chain Delay
Ultrafast Broadband Available*



3



1



2



TBC



Ultrafast
Broadband



Driveway &
Garage

Property Reference: AR2606



Living Room



Living Room



Kitchen



Kitchen

Location Located in the highly desirable village of Arnside, an Area of Outstanding Natural Beauty, and is only a short walk from the waterfront shops and pubs. Arnside benefits from a train station, 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 inside this spacious property and imagine the endless possibilities it holds. With plenty of room to add your personal touch, this home is a true blank canvas, ready for modern updates. To the right, the living room welcomes you with its cosy ambiance, featuring a focal fireplace and a beautiful bay window that floods the room with natural light and offers views of the front garden.

The kitchen is well-appointed with a range of base and wall units, complemented by a tiled splashback and flooring. It includes plumbing for a washing machine and space for a fridge freezer. This generously sized kitchen also leads to a rear sunroom/utility area, offering distant views of the fells and Kent Estuary thanks to its elevated position, along with direct access to the rear garden.

A second reception room, currently used as a dining room, provides versatile space that can be adapted to suit your lifestyle. This room also offers access to the first floor, creating a natural flow throughout the home.

Bedroom one, located on the ground floor is a well-proportioned double, perfect for creating your own retreat with plenty of room for all your furniture needs. Completing this level is a sleek, contemporary shower room, beautifully updated with tiled walls and flooring, a walk-in shower, pedestal sink, heated towel rail, chrome fixtures, and a convenient linen cupboard.

To the first floor to discover two more bedrooms, making this home ideal for families. The double bedroom on the right comes with built-in wardrobes and plenty of eaves storage, while both the double and single bedrooms offer fantastic views of the fells and Kent Estuary in the distance, adding to the home's appeal.



Dining Room



Dining Room



Bedroom One



Bedroom One



Shower Room



Bedroom Two

Outside & Parking Externally, this property boasts a generous plot, offering good-sized front and rear gardens, along with ample off-street parking and a garage. The front is accessed through a gated entrance, providing added privacy with mature shrub borders. A driveway extends alongside the property, with the benefit of access to the rear garden.

To the rear, you'll find a delightful patio area, perfect for outdoor entertaining or relaxing, with steps leading down to a well-sized lawn. The garden is adorned with a variety of shrubs and flowers, eagerly awaiting a little TLC to bring it to its full potential.

Directions Entering Arnside under the railway bridge, turn left onto Black Dyke Road and take the second right onto Swinnate Road. Take your first left onto Plantation Avenue and follow the road round where number 20 can be found on your right hand side.

What3Words ///extensive.basket.forge

Accommodation with approximate dimensions

Living Room 14' 9" x 12' 2" (4.5m x 3.71m)

Dining Room 11' 2" x 11' 2" (3.4m x 3.4m)

Kitchen 12' 2" x 10' 6" (3.71m x 3.2m)

Utility/Sunroom 9' 10" x 4' 11" (3m x 1.5m)

Bedroom One 12' 2" x 10' 10" (3.71m x 3.3m)

Bedroom Two 12' 2" x 10' 10" (3.71m x 3.3m)

Bedroom Three 10' 10" x 7' 10" (3.3m x 2.39m)

Garage 15' 9" x 9' 6" (4.8m x 2.9m)

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 Three



Kent Estuary Views



Garden



Garden

Request a Viewing Online or Call 01524 761806

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



Keira Brown

Sales Team

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



Matilda Stuttard

Sales Team

Tel: 015242 72111
arnsidesales@hackney-leigh.co.uk



Imogen Milliard

Sales Team

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



Jo Thompson

Lettings Manager

Tel: 01539 792035
lettings@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

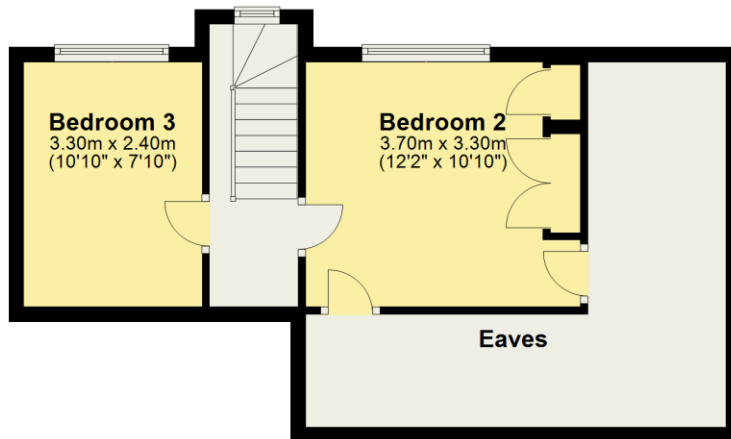
Ground Floor

Approx. 84.8 sq. metres (913.0 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 125.9 sq. metres (1355.0 sq. feet)

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. REF: Plan produced using PlanUp.

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 24/10/2024.

Request a Viewing Online or Call 01524 761806