



Arnside

£295,000

58 Plantation Avenue, Arnside, Cumbria, LA5 0HX

Thoughtfully upgraded by the current owners, 58 Plantation Avenue is a well-presented semi-detached dormer bungalow that perfectly balances comfort and practicality. With picturesque fell and estuary views to the rear, this home offers an exceptional downsizing opportunity while enjoying a prime location in Arnside Village.

Quick Overview

Well Presented Throughout
Situating in the Popular Village of Arnside
Two Shower Rooms
Quiet Residential Location
Kent Estuary Views from the First Floor
Ample Off Street Parking and Garage
Modern Kitchen
Close to Local Amenities
Bus and Rail Links Nearby
Ultrafast Broadband Available*



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E



Ultrafast
Broadband



Driveway &
Garage

Property Reference: AR2610



Living Room



Kitchen



Bedroom Two



Ground Floor Shower Room

Upon entering the property, you are welcomed by the inviting hallway featuring a spacious walk-in storage cupboard. To the left, you'll find the living room, beautifully lit by a large front-facing window that floods the space with natural light. A charming focal fireplace set on a stone surround adds a touch of warmth and creates a cosy atmosphere.

The kitchen has been tastefully upgraded with shaker-style cabinetry and modern integrated appliances, including a Beko oven, hob, extractor, space for an under-counter fridge freezer, all complemented by a stylish tiled backsplash. From here, there is also convenient access to the rear garden.

The ground floor also includes one of the two double bedrooms, offering lovely views of the distant fells. This versatile space can be tailored to your needs, whether as a dining room, additional bedroom, or hobby room.

Completing this floor is the modern and stylish shower room. Featuring a walk-in shower, toilet, vanity sink, heated towel rail, and elegant grey tiled walls paired with matching flooring for a sleek, contemporary finish.

Continue to the first floor, where you'll find a spacious landing area ideal for use as a home office. From here, step into the main bedroom, a generously sized retreat offering stunning views of the estuary. This floor is completed by a second shower room, featuring a walk-in shower, vanity sink, toilet, and sleek tiled walls with a coordinating floor.

The property also includes an undercroft utility area equipped with space for a washing machine, dryer, and freezer, along with lighting and power. Beyond this, the undercroft offers three additional storage areas with limited headroom, providing practical storage solutions.

Externally, the property benefits from ample off-street parking and a garage, complete with power and lighting. At the rear, a wooden gate opens to a patio area, with steps leading down to a terraced garden featuring an array of shrubs, lawned area, summerhouse and garden shed. The rear garden is a delightful sun trap, offering breath-taking views.

Accommodation with approximate dimensions

Living Room 14' 10" x 13' 9" (4.52m x 4.19m)

Kitchen 12' 6" x 10' 6" (3.81m x 3.2m)

Study Area 11' 10" x 6' 3" (3.61m x 1.91m)

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

Bedroom Two 13' 9" x 10' 2" (4.19m x 3.1m)

Undercroft 14' 0" x 13' 11" (4.27m x 4.24m)

Undercroft 6' 7" x 1' 9" (2.01m x 0.53m)

Utility 8' 3" x 6' 9" (2.51m x 2.06m)

Garage 16' 5" x 9' 10" (5m x 3m)

Property Information

Tenure Freehold

Council Tax Band C

Services Mains gas, electricity, water and drainage.
Ultrafast broadband available.

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

Directions Entering Arnside under the railway bridge, turn left onto Black Dyke Road and take the second right onto Swinnate Road continue to top of road, turn left onto Plantation Avenue, No. 58 can be found second on the left.

What3Words ///lyricist.shrub.rocks

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



First Floor Shower Room



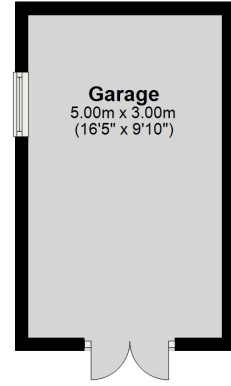
Views



Garden

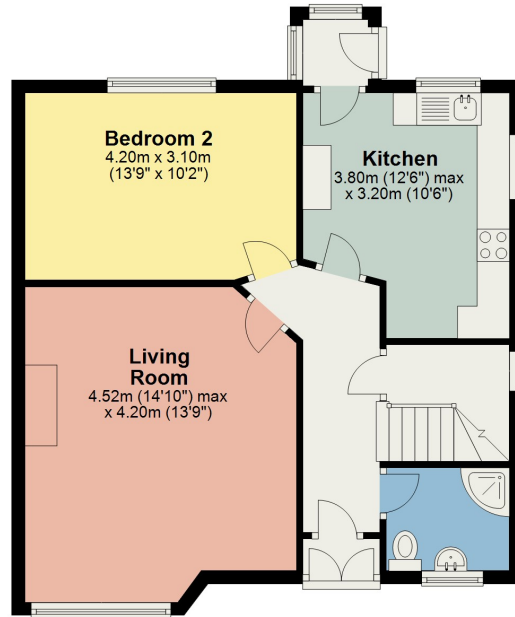
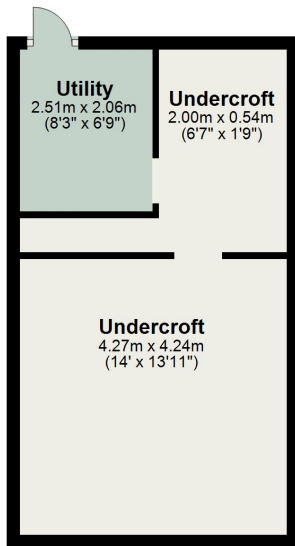
Ground Floor

Approx. 73.1 sq. metres (787.3 sq. feet)



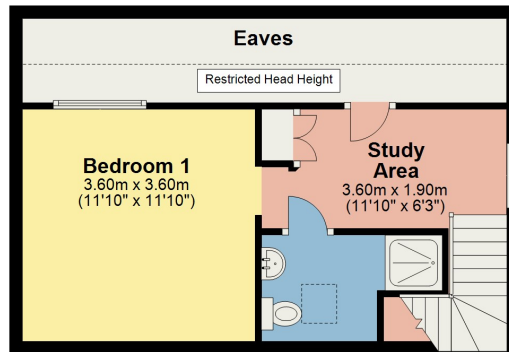
Lower Ground Floor

Approx. 31.6 sq. metres (339.7 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 142.2 sq. metres (1530.7 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.

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