



# Arnside

£395,000

Ash Cottage, 51 Black Dyke Road, Arnside, Cumbria, LA5 0HZ

Nestled in the desirable village of Arnside, Ash Cottage enjoys an elevated position with picturesque green views stretching across the fields and beyond. This delightful three/four-bedroom semi-detached dormer bungalow perfectly combines modern living with the charm of village life.

## Quick Overview

- Three/Four Bedrooms
- Modernised Throughout
- Elevated Position with Green Outlook
- Located in the Sought After Village of Arnside
- No Chain Delay
- Driveway and Detached Garage
- Perfect Family Home
- Nearby Bus and Rail Links
- Close to Local Shops and Amenities
- Superfast Broadband Available\*



4



2



1



TBC



Superfast  
Broadband



Driveway &  
Garage

Property Reference: AR2609



Views



Entrance Hall



Living Room



Utility

Impeccably presented throughout, the home has been thoughtfully upgraded by the current owners to create a stylish and inviting space. With neutral décor, spacious interiors, and contemporary finishes, this property provides the ideal blank canvas.

The welcoming entrance hall sets the tone for this home. To the left, the living room boasts a large window that bathes the space in natural light, complemented by a focal fireplace that adds a cozy touch.

The kitchen offers a range of sleek base and wall units, an integrated oven, hob, and extractor fan, and ample room for a free-standing fridge-freezer. The stylish herringbone flooring enhances the modern aesthetic, while the adjoining utility room provides added convenience. With access to the rear garden, plumbing for a washing machine, and housing the boiler, this area ensures practicality without compromising on style.

The bathroom features stylish grey tiled walls and floors. It is thoughtfully designed with a panelled bath with overhead shower, a pedestal sink, toilet, and a convenient linen cupboard for added storage.

The ground floor also offers two versatile rooms, ready to adapt to your lifestyle. Whether you need a home office, additional bedrooms, or a dedicated dining room, these spaces provide the flexibility to meet your lifestyle needs.

On the first floor, you'll discover two generously sized double bedrooms. Bedroom one features a built-in wardrobe and the added convenience of a private toilet located just off the room. Both bedrooms are thoughtfully designed, each offering practical under-eaves storage to maximise space and functionality.

Externally, the property boasts a spacious front garden with a well-maintained lawn bordered by mature shrubs, complemented by steps leading up to the front door.

At the rear, you'll find a private, low-maintenance yard area, enclosed and private. A gate provides access to the additional benefit of a detached garage and driveway which ample space for multiple vehicles.



Kitchen



Kitchen



Bedroom One



First Floor W.C



Bedroom Two



Bedroom Three

Accommodation with approximate dimensions

**Living Room** 15' 1" x 11' 10" (4.6m x 3.61m)

**Kitchen** 12' 6" x 11' 10" (3.81m x 3.61m)

**Utility** 8' 7" x 8' 2" (2.62m x 2.49m)

**Dining Room/Bedroom Four** 15' 1" x 9' 10" (4.6m x 3m)

**Bedroom One** 14' 9" x 12' 9" (4.5m x 3.89m)

**Bedroom Two** 17' 9" x 11' 10" (5.41m x 3.61m)

**Bedroom Three** 12' 6" x 9' 10" (3.81m x 3m)

**Garage** 19' 8" x 11' 6" (5.99m x 3.51m)

### Property Information

**Tenure** Freehold

**Council Tax** Band C

**Services** Mains gas, electricity, water and drainage. Superfast broadband available.

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

**Directions** From the Hackney & Leigh Arnside office, head East on The Promenade towards Station Road. Continue onto Black Dyke Road and the property can be located by our For Sale Board on the right hand side.

**What3Words** ///cuts.liked.kickbacks

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.

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Bedroom Four/Dining Room



Bathroom



Rear Garden



Garage

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## 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



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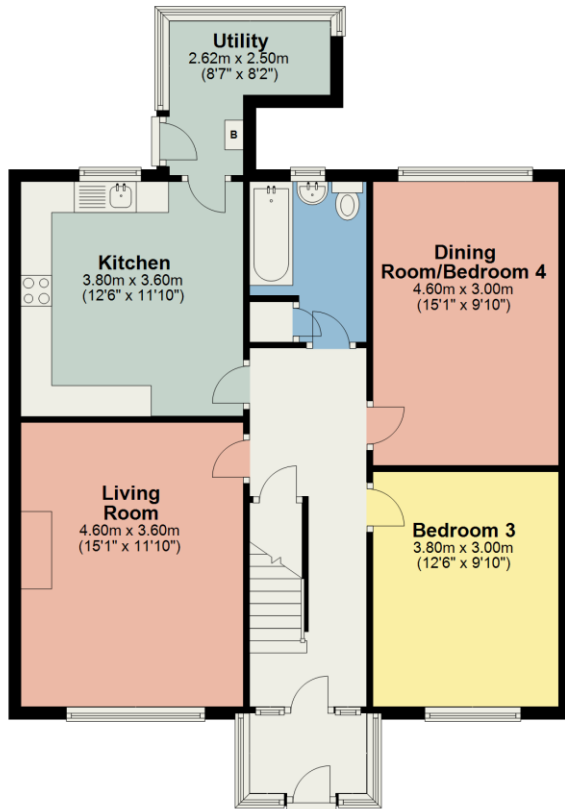
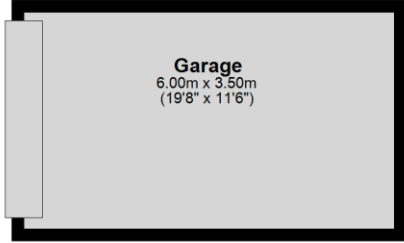


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### Ground Floor

Approx. 102.4 sq. metres (1102.5 sq. feet)



### First Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 160.0 sq. metres (1721.9 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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