



Arnside

£210,000

1 Wood Close Cottages
Church Hill
Arnside
Carnforth
LA5 0DN

A stone built end terraced cottage, now requiring some updating but offering three bedroom accommodation that can be re furnished to ones own taste being well located close to well regarded primary school and church, being tucked away off Church hill and offered for sale with no upward chain.

Property Ref: AR2373

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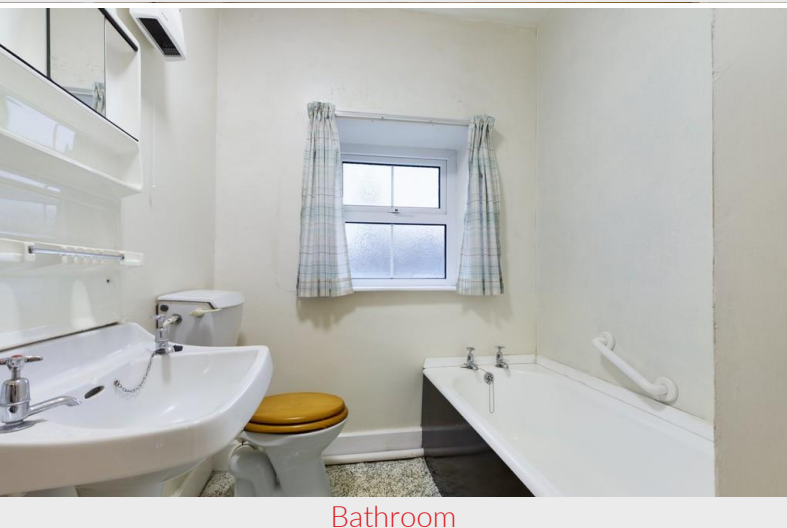
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Living Room



Bedroom Three



Bathroom

Location From the Arnside Office, proceed along the Promenade bearing left past The Albion onto Silverdale Road. Take the first left onto Church Hill and just before the church a little way up on the right there is a private lane / footpath. Go up the lane to just beyond the churchyard and proceed through the metal gate onto the gravelled drive and number one is the first cottage.

Entrance Hall with laminate floor, access to ground floor rooms and stairs to first floor.

Living Room 14' 0" x 11' 3" (4.27m x 3.43m) with built-in cupboard, Victorian style fireplace with iron surround and mantelpiece, corning to ceiling and double-glazed window to the front.

Dining Room 14' 0" x 11' 2" (4.27m x 3.4m) with built-in cupboard, Victorian style fireplace with tile inset and tiled hearth, double-glazed window to front and an electric heater. Access to stairs to:

Cellar 14' 10" x 9' 69" (4.52m x 4.5m) with flagged floor, light and window.

Kitchen 10' 3" x 7' 2" (3.12m x 2.18m) with wall and base units, sink unit, extractor fan, electric heater and double-glazed window to rear courtyard.

First Floor
Landing with access to the loft.



Bedroom Two

Bedroom One 14' 0" x 10' 0" (4.27m x 3.05m) fireplace, electric heater and double-glazed window.

Bedroom Two 14' 0" x 7' 8 (maximum)" (4.27m x 2.34m) double-glazed window and airing cupboard containing the hot water tank.

Bedroom Three 10' 4" x 7' 11" (3.15m x 2.41m) with double-glazed window.

Bathroom with panelled bath, wash hand basin, W.C., double-glazed window and electric wall heater.

Outside gated access to a gravelled driveway giving access to the rear of the property. Timber garage, timber shed and greenhouse.

Tenure Freehold.

Services Mains electric, water and drainage.

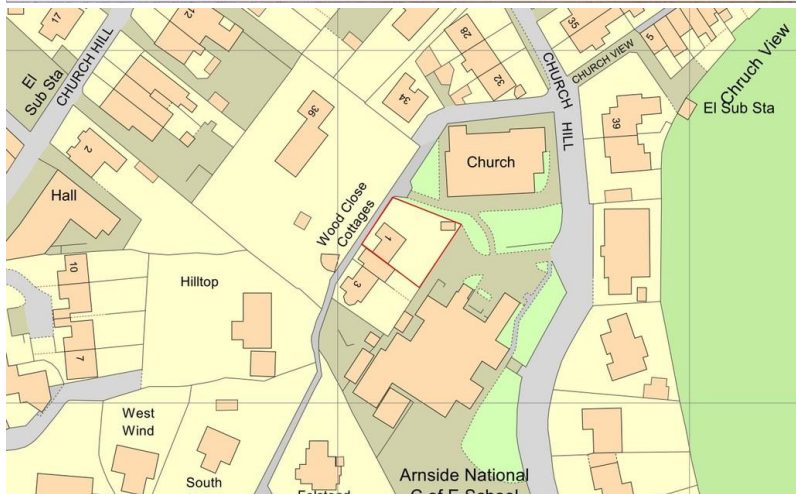
Council Tax Band 'C' - South Lakeland District Council

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

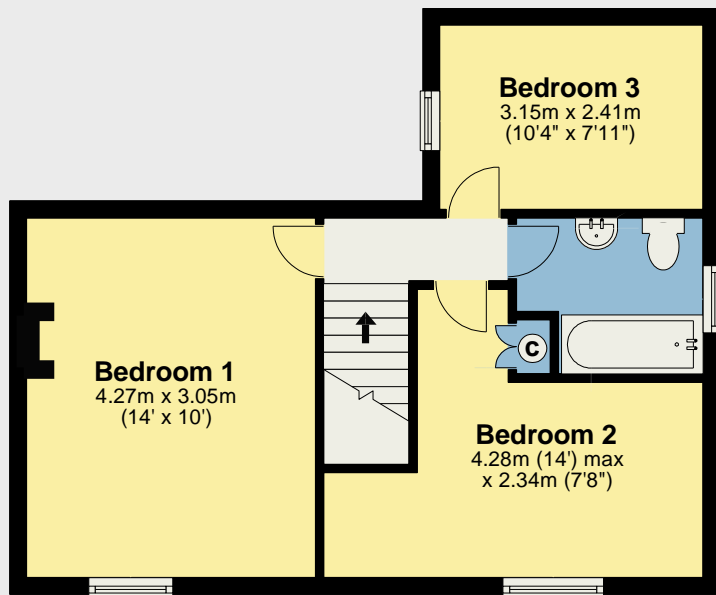
Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



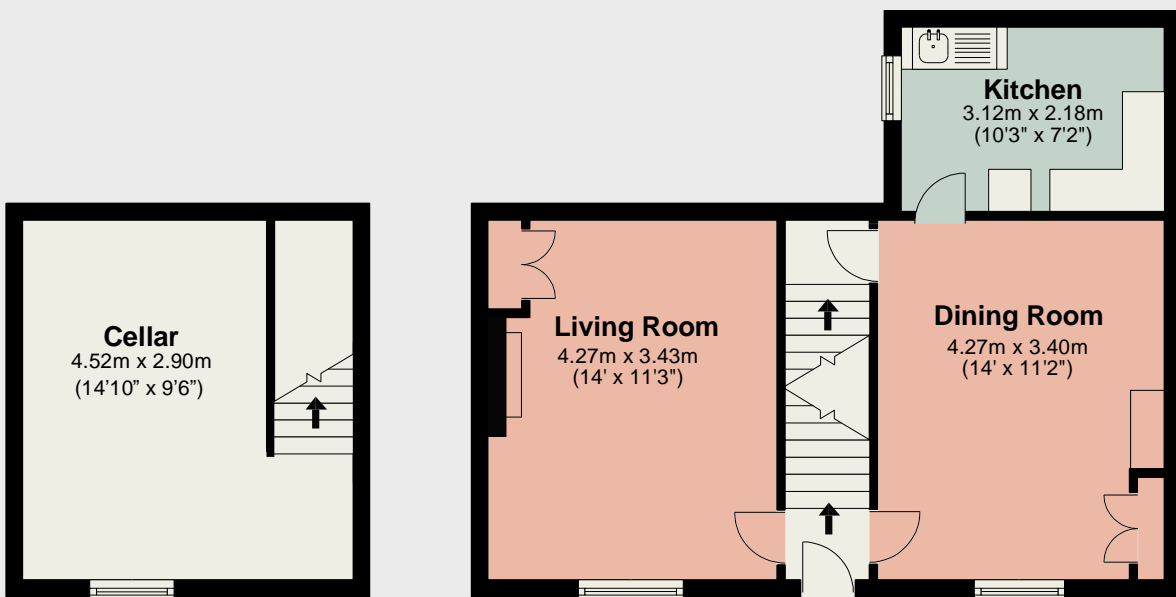
Bedroom One



Ordnance Survey 2020 - 00922752



First Floor



Basement

Ground Floor

Total area: approx. 98.7 sq. metres (1062.9 sq. feet)

For illustrative purposes only. Not to scale. REF: AR2373

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