







## Inside The Home

Stepping through the wooden glazed door, a welcoming Entrance Hall awaits. With ample space for a home office/study area, this versatile room has a useful understair storage cupboard and stairs leading to the first floor. This leads into an Inner Hall where a handy ground floor WC can be found, as well as access to a spacious Garage, with plumbing for a washing machine, a car charging point (installed in 2021) and ample space for housing a family car.

Stairs proceed to the first floor, where a spacious open plan Living Dining Room can be found. Centred around a living flame gas fireplace, this beautiful room has a Juliette balcony overlooking the courtyard to the front and ample space for a sizeable dining table. The perfect space for socialising with family and friends. Opening into a newly installed Breakfast Kitchen, this beautifully appointed room is fitted with a range of wall and base units with hard wood doors and a complementary worktop over incorporating a breakfast bar area. Appliances include a four ring electric hob with an extractor hood above and an oven below, as well as an integrated fridge and full sized dishwasher. A three piece bathroom can also be found, completing the first floor.

Proceeding to the second floor, three generous bedrooms can be found (two doubles and one single), and a spacious three piece bathroom suite, as well as a boarded loft space with integral ladder. This sizeable home provides a perfect base for a multitude of buyers, from families to those looking for a quiet, easy to manage holiday home, this property caters for all.

## Let's Take A Closer Look At The Area

Located in an Area of Outstanding Natural Beauty, the seaside village of Arnside offers buyers a plethora of local amenities. Whilst being private and secluded it is also located in the centre of the village with the beach, the famous 'Arnside Fish & Chip Shop' a stones throw away, as well as an excellent convenience store, two local pubs, an excellent new wine bar and a range of local coffee shops. A doctors surgery and pharmacy and a variety of local shops offer buyers a vibrant village community. Excellent transport links can also be found, with Arnside train station less than a 2 minute walk,

providing access to the West Coast Mainline, as well as local bus services and the M6 motorway a 15 minute drive away.

## Let's Step Outside

To the front of the property, a courtyard garden can be found, with planted borders and access to the integral garage, providing off road parking for one. Accessed via a ginnel, this wonderful home is located off the main Promenade making this period home beautifully private.

## Services

The property is fitted with a gas central heating boiler and has mains electric (the electrics have been upgraded with a new consumer unit within the last 12 months), mains water and mains drainage.

## Tenure

The property is Freehold. Title number: CU40739

## Council Tax

This home is Band C under Westmorland and Furness Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.

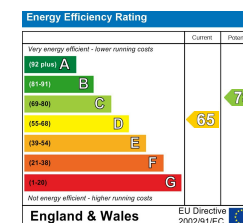
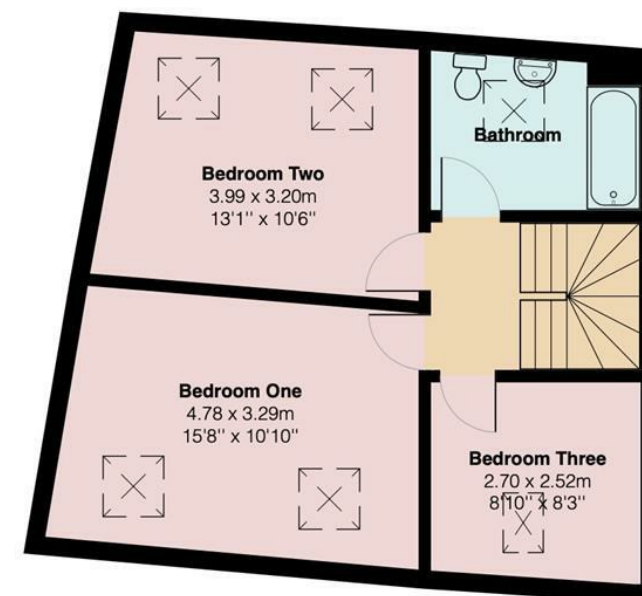
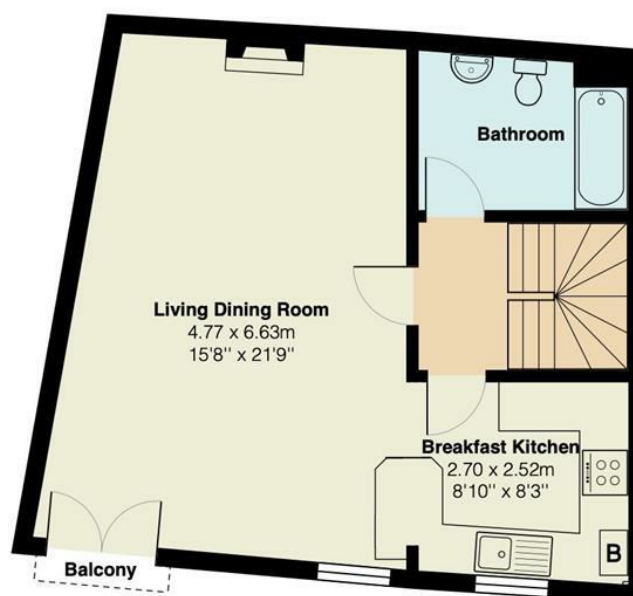
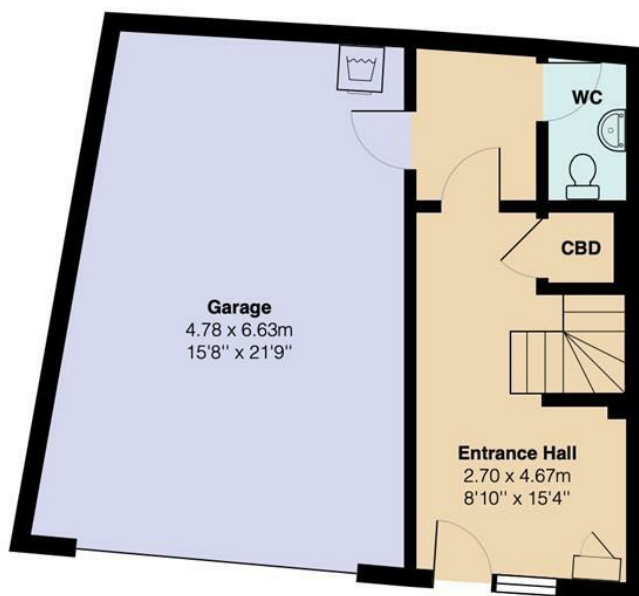












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