



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

55 Plantation Avenue - Arnside





Features

- Two double bedrooms
- Two bathrooms, one on each floor
- Superb open plan kitchen/dining/living area opening on to the garden
- Immaculately presented inside and outside
- Sizeable block paved driveway with a detached garage

An impressive two double bedroom, semi-detached dormer bungalow, immaculately presented both inside and out and offered with no onward chain. There is parking for 4/5 vehicles as well as boasting a detached garage with the front and rear gardens offering a peaceful relaxing haven to spend time. The ground floor consists of an inviting entrance hallway with a deep storage cupboard, a separate and cosy living room, a well equipped and stylish kitchen open to a dining room/snug providing a perfect place to spend time with all

your family and friends that also opens out through the french doors for effortless al fresco dining in the warmer months. There is also a three piece bathroom suite to this floor. The first floor has two large double bedrooms both with differing views and a spacious and modern shower room. Arnside is a highly sought after sea-side village and is a designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores, a doctors surgery, a

pharmacy, a primary school, 2 pubs, a new café and wine bar and a variety of independent shops. There are good transport links from the village and it boasts a train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway is a 15 minute drive away. The village has a thriving and vibrant community with several local groups and societies including play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.



GROUND FLOOR

Entrance hallway

Full of natural light, this is a warm and welcoming entrance into the home with an abundance of space to remove boots, shoes and coats. There is a deep, under stairs storage cupboard, also housing the boiler, with fitted shelving present, perfect for storing a multitude of coats, shoes and other items.

Living room

A relaxing living room offering elevated front facing views through the large picture window. Ideal for spending time together with family and friends. There is a feature electric fireplace adding a cosy focal point with a chunky mantle above.

Kitchen

Brimming with natural light, this delightful kitchen boasts an abundance of duck egg blue shaker style base and wall units with granite work surfaces. Integrated appliances include an oven and grill, a 5 ring gas hob with extractor hood above, dishwasher, fridge and freezer and a spiral mixer tap. A large picture window frames open views of the rear garden and the space opens up to the dining room/ snug for social living and cooking.

Dining room/ snug

Located next to the kitchen this is the perfect space for formal dining and entertaining with room to easily accommodate a table to seat 6. Currently also set up as a snug, there is access via the French doors that open up to reveal the rear garden. Al fresco dining is only a step away in the warmer months.





Bathroom

A three piece ground floor bathroom consisting of a bath with a mains-fed shower above, W.C and hand basin. The walls and floor are fully tiled and there is a tall, heated towel rail present.

FIRST FLOOR

Bedroom 1

A large, front facing bedroom with elevated and far reaching views through the picture window. A floor to ceiling fitted wardrobe offers space to store clothes along with eaves storage.

Bedroom 2

A generous double bedroom with rear facing views over the garden.

Shower room

A spacious and modern shower room with a large, walk-in shower cubicle with an electric shower, a W.C and a hand basin. Boasting under floor heating, this is a naturally bright room with a heated towel rail and neutrally tiled walls with a mosaic border.

Landing

A bright landing offering a deep storage cupboard above the stairs, perfect for storage.

Garage

With an up and over front door and a pedestrian side door this is a great space to park or to utilise as a workshop.

Externally

A generous block paved driveway opens up to the front of the property and offers space to easily accommodate four vehicles and leads up to the detached garage. Immaculately maintained flower beds with mature bushes and planting create interest and colour all year around with a low maintenance artificial lawn in front of the living room to sit out and enjoy the surrounding area. Steps leads invitingly up to the front door. The rear garden is again fabulously low maintenance with a gravel and patioed seating section directly outside the dining room/ snug - the perfect place to dine al fresco with family and friends in the warmer months. Mature hedges and fencing ensures that this is a secure and private garden to enjoy and spend time. A fish pond with running water feature adds a soothing touch and an interesting focal point.



Useful Information

Tenure - Freehold.

Council tax band - C (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

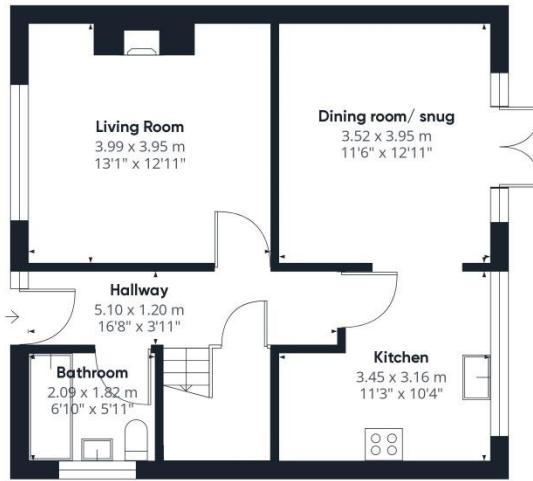
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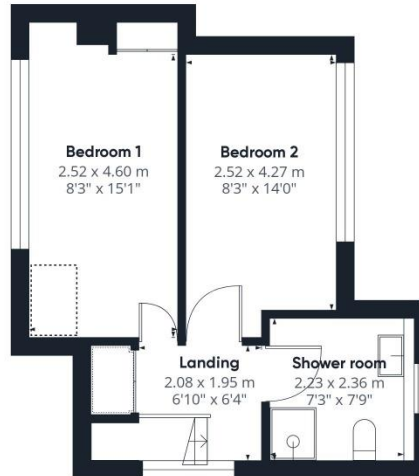
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

86.94 m²
935.84 ft²

Reduced headroom

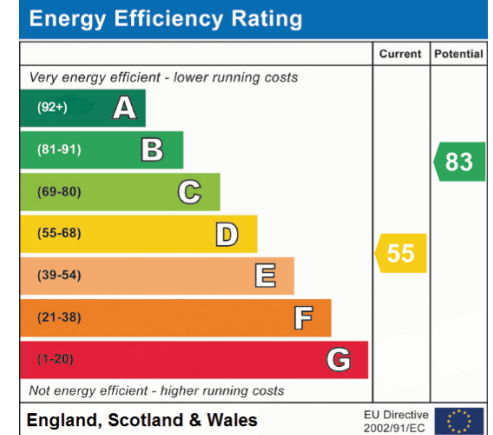
0.84 m²
9.07 ft²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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