



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 7 Lynslack Terrace - Arnside







## Features

- Two bedrooms
- Open plan living
- Recently extended and refurbished
- Parking for three vehicles and a detached garage
- Stone built, end terrace property
- Located in a quiet, residential location
- Offered with no onward chain

Nestled in the picturesque seaside village of Arnside, this delightful stone-built, end of terrace property offers bright and spacious living in a sought-after location. Featuring two double bedrooms, this property is perfect for couples, small families, or for those looking to downsize without compromising on space. The heart of the home is the bright open-plan living area, beautifully designed for modern living with a brand-new, fully fitted kitchen to add a contemporary touch to the character of this charming property.

Additionally there is a wonderful bathroom and a detached garage with ample parking for three cars close by on the driveway. The rear garden is a blank canvas perfect for adding your own stamp while being wonderfully private. 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

### Living room/ dining room

The living and dining area welcomes you through the front door. This expansive and open-plan space, thoughtfully created by opening up two former rooms, exudes warmth and character. It features a cosy log burner in the living area and an electric stove in the dining area with an oak mantle. The triple-aspect windows bathe the room in natural light, overlooking both the front and side of the property. A sleek media wall adds a modern touch. There is access to the living areas and stairs to the first floor.

### Kitchen

This brand new modern galley-style kitchen is beautifully appointed with sage-coloured base units that are tastefully paired with sleek wooden counter tops. The kitchen is equipped with a built-in upright fridge/freezer, a single oven with an induction hob and extractor fan, along with integrated appliances including a dishwasher and washing machine. Towards the rear, a cosy space provides the perfect spot for a small dining table or a snug seating/tv area, with French doors that open onto the patio. A large Velux window fills the room with natural light.







## FIRST FLOOR

### Bedroom 1

Situated at the front of the property, this is a generously sized double room with plenty of space for furniture. The space is light and bright with a large window overlooking the front of the property towards the estuary.

### Bedroom 2

A bright double bedroom showcasing rear facing views through the window.

### Bathroom

A sleek and modern room consisting of a 'P' shaped bath with a large rainfall shower head, a hand basin within a vanity unit providing two storage drawers and a WC. The walls are tiled with a stylish dark marbled design, complemented by fresh white walls and a warm wooden style flooring. There is a modern heated towel rail and built-in alcove shelving, perfect for displaying and storing towels and toiletries.



### Garage

A detached garage with an up and over door and mechanics pit.

### Externally

A low maintenance front garden frames the home with slate chippings and a traditional low stone wall. To the side is a gravelled section, leading on to the rear garden, that is able to easily accommodate three vehicles with the detached garage to the other end. The rear garden is a blank canvas and benefits from a wealth of privacy with the mature hedging that surrounds and fencing. Currently a blank canvas but with the potential to create a wonderful haven sun trap garden. Backs on to Arnside Knott.

### Useful Information

House built - 1920's approx.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage Mains.

Water - Metered.

Kitchen installed 2024.

Bathroom installed - 2022.

What3Words location - [///flexibly.these.toys](https://www.what3words.com/#!/flexibly.these.toys).



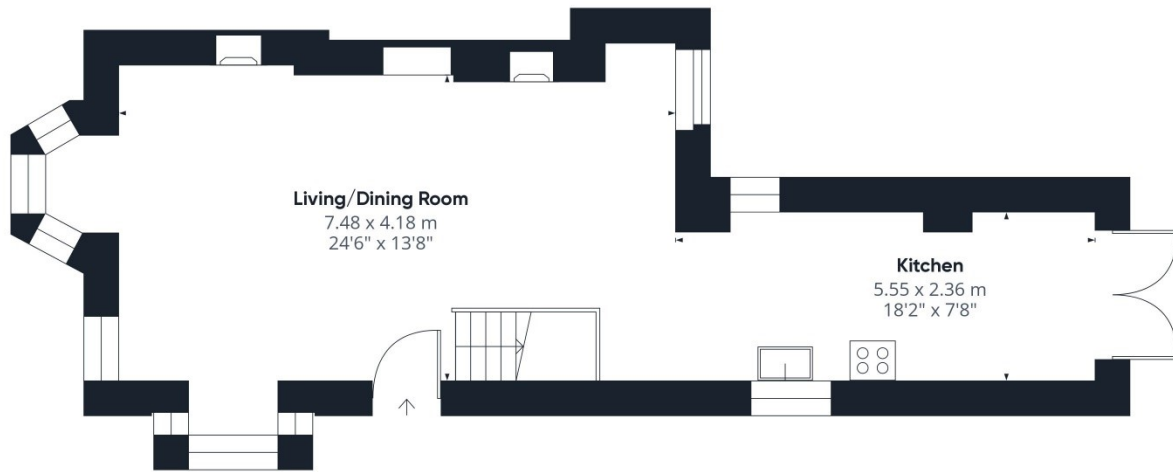
WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services



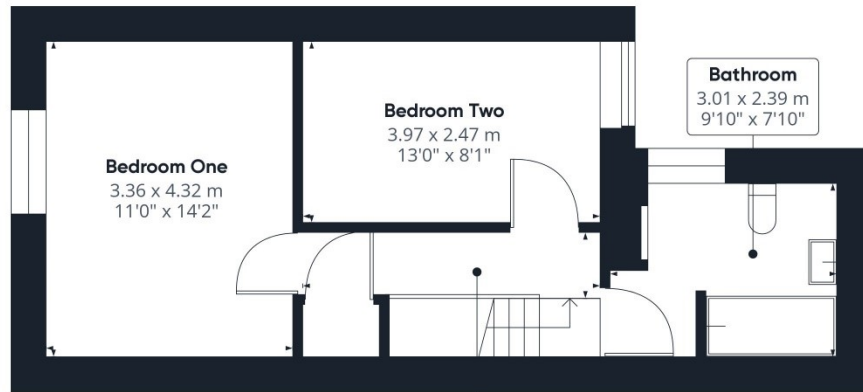




# 7 Lynslack Terrace - Arnside



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
82.91 m<sup>2</sup>  
892.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Waterhouse Estate Agents**

10 Park Road, Milnthorpe  
LA7 7AD

**Tel: 01524 760048**

[info@waterhouseestates.co.uk](mailto:info@waterhouseestates.co.uk)

[www.waterhouseestates.co.uk](http://www.waterhouseestates.co.uk)



**WATERHOUSE  
ESTATE AGENTS**

Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.