



WATERHOUSE
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Local, Professional Property Services

2 Wood Close Gardens - Arnside



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Freehold £220,000



Features

- 1 bedroom ground floor apartment
- Parking for two vehicles
- Original features throughout
- Offered with no onward chain
- Close to village centre and promenade
- Mature lawns and planted borders to enjoy

A beautiful one bedroom, ground-floor apartment located in the heart of the highly sought-after village of Arnside. This property offers a fantastic opportunity to create your ideal living space and is offered with no onward chain, making it a highly appealing prospect for a wide range of potential buyers. The front garden beautifully frames the property, with two convenient parking spaces positioned with direct access to the elegant pillared entrance. Inside, you'll find a spacious hallway with built-in storage, providing access to the well-

equipped kitchen. The generous living room, filled with original features and dual-aspect windows, offers a charming and inviting space to spend time. On the opposite side of the hallway, the double bedroom features a built-in wardrobe for added storage, while a three-piece shower room completes this delightful home. Arnside is a sought-after village and designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores - one being a few minutes walk

away, a doctors surgery, pharmacy, a primary school, 2 pubs, a trendy new bar and eatery and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster- Manchester- Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies, play groups, crown green bowling- tennis courts- a popular sailing club and both a football and cricket club.



Entrance porch

A secure and welcoming front porch offers space for storing shoes and coats, while a glazed front door allows natural light to enter the space.

Hallway

A spacious hallway seamlessly connects the kitchen, living room, bedroom, and shower room. Natural light pours in through the glazed door and striking stained glass window. The hallway also features a built-in airing cupboard and an additional cupboard with shelving above for extra storage. This area has also been used as a dining area able to accommodate up to 8 people.

Kitchen

Featuring a selection of light green shaker-style base and wall units, complemented by elegant cream work surfaces and tiled splash back. Integrated appliances include a double oven with grill, a gas hob with an extractor hood above, and dedicated space for a freestanding washing machine and fridge/freezer. A thoughtfully positioned sink offers charming views over the garden and driveway.



Living room

A bright and spacious living room offering dual aspect views overlooking the gardens, benefitting from being south facing and basking in afternoon sunlight. Characterful features include an elegant decorative fire surround and classic picture rails.

Bedroom

A spacious double bedroom located at the rear of the property, featuring a built-in double cupboard for ample storage.

Bathroom

Consisting of a walk-in shower cubicle with a mains-fed shower, along with a W.C and a hand basin. The room is complemented by a neutral tiled floor and splashbacks, while a window allows natural light to filter through.



Externally

At the front of 2 Wood Close, convenient parking for two vehicles is available. A flagged path leads to the elegant pillared entrance, offering a grand and welcoming first impression. The path continues around the property, directing you to a delightful patio area, ideal for a small table and chairs and framed by a mature lawn, vibrant flowerbeds, and a stunning Portugal laurel. On the opposite side of the driveway, raised flowerbeds add both colour and charm, leading seamlessly around to the rear of the property.

Useful Information

House built - Approx. 1810 and converted in 1999.

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

Heating - Gas central heating.

Drainage - Mains.

Tenure - Leasehold.

- 999 year lease from the 1st Jan 1998

- Service charge: £2,550.00 per year, for the upkeep of the shared ground and window cleaner, 25 % building maintenance.

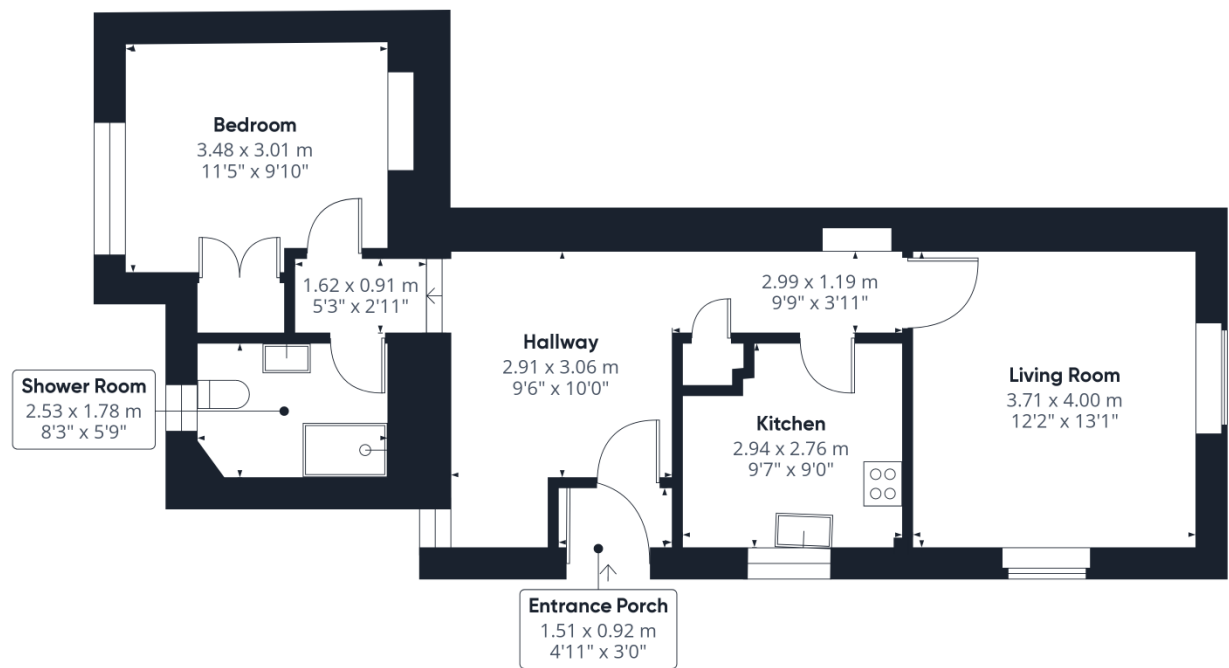
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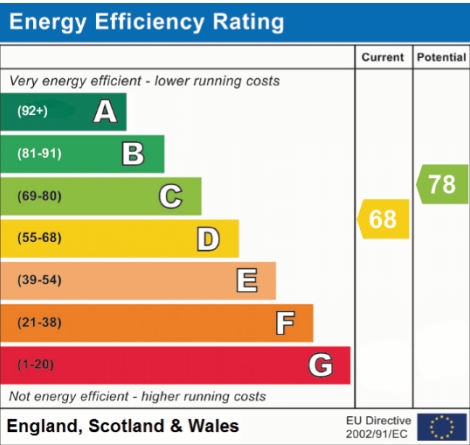
Approximate total area⁽¹⁾
57.26 m²
616.33 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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