



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

5 Plantation Avenue - Arnside







### Features

- A semi-detached true bungalow
- Two double bedrooms
- Built-in storage throughout
- Driveway able to accommodate multiple vehicles
- Secure and low maintenance rear garden
- Located in a sought after location

This semi-detached true bungalow, tucked away in a highly sought-after residential area of Arnside, offers comfortable living with two double bedrooms, off-street parking, and a secure, private garden to enjoy. Inside, the bright and inviting accommodation comprises of a spacious living room with a characterful log burner and bay window, a well-appointed kitchen with room for a small dining table, two double bedrooms—both benefitting from built-in storage, and a modern family bathroom, all thoughtfully

arranged on one level. Externally, the driveway provides ample parking for multiple vehicles, while the rear garden presents a peaceful, low-maintenance retreat framed by mature shrubs and hedges for added privacy. 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

Full of natural light, a perfect space for removing shoes and storing coats before stepping into the main living area.

#### Hallway

A generous, light-filled space providing easy access to all rooms.

#### Living room

A beautifully proportioned room enjoying dual aspect views and a large front-facing bay window that floods the space with natural light. A charming feature log burner, framed by a wooden mantle, adds warmth and character, creating a cosy, inviting atmosphere—perfect for relaxing and entertaining with family and friends.

#### Kitchen/ diner

A blue and wood effect shaker style kitchen, offering a variety of base units, wall cabinets, and drawers, all complemented by matching wood-effect work surfaces and a tiled splashback. Integrated appliances include a double oven with grill, an electric hob with an extractor hood above, and space is provided for a tall fridge-freezer. Dual windows flood the room with natural light, and there's ample space for a small dining table.





#### Rear porch

Stepping down from the kitchen, this bright and practical space offers room for a washing machine and tumble dryer to keep the kitchen utility free, along with direct access to the garden for added convenience.

#### Bedroom 1

A generously sized double bedroom with rear-facing views through a large window, complemented by a wall of built-in wardrobes offering ample and discreet storage.

#### Bedroom 2

A naturally bright double bedroom with views over the front garden, enhanced by a full wall of stylish shaker-style built-in wardrobes offering plenty of storage space.

#### Bathroom

Fitted with a modern white suite, comprising of a bath with an overhead mains-fed shower, a hand basin set within a vanity unit for added storage, and a W/C. Complemented by a mains-fed heated towel rail and white tiled splashbacks, the space is brightened by the large window that allows plenty of natural light to flow through.

#### Externally

To the front of the property, a spacious driveway provides off-road parking for up to four vehicles, bordered by a charming stone wall and mature shrubs that add a touch of greenery and privacy. A pathway runs alongside the property, leading to the main entrance and continuing on to a set of double iron gates. Beyond the gates, you'll find a patio area—perfect for outdoor dining with space for a table and chairs—as well as a shed offering additional storage. A wooden gate opens and steps lead down into the private, low-maintenance rear garden, featuring a pebbled area and enclosed by mature hedges, creating a peaceful and secluded outdoor retreat.



#### Useful Information

Tenure - Freehold.

House built - 1960.

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

Heating - Gas central heating.

Drainage - Mains.

What3Words location - ///example.assembles.sand



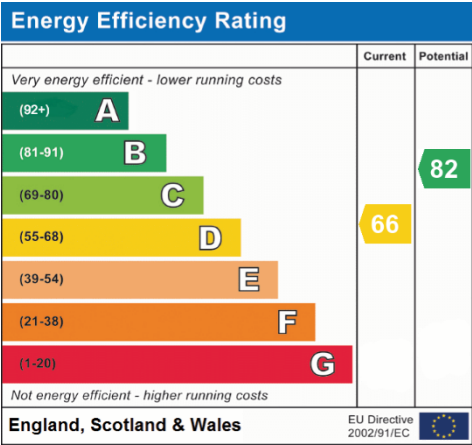
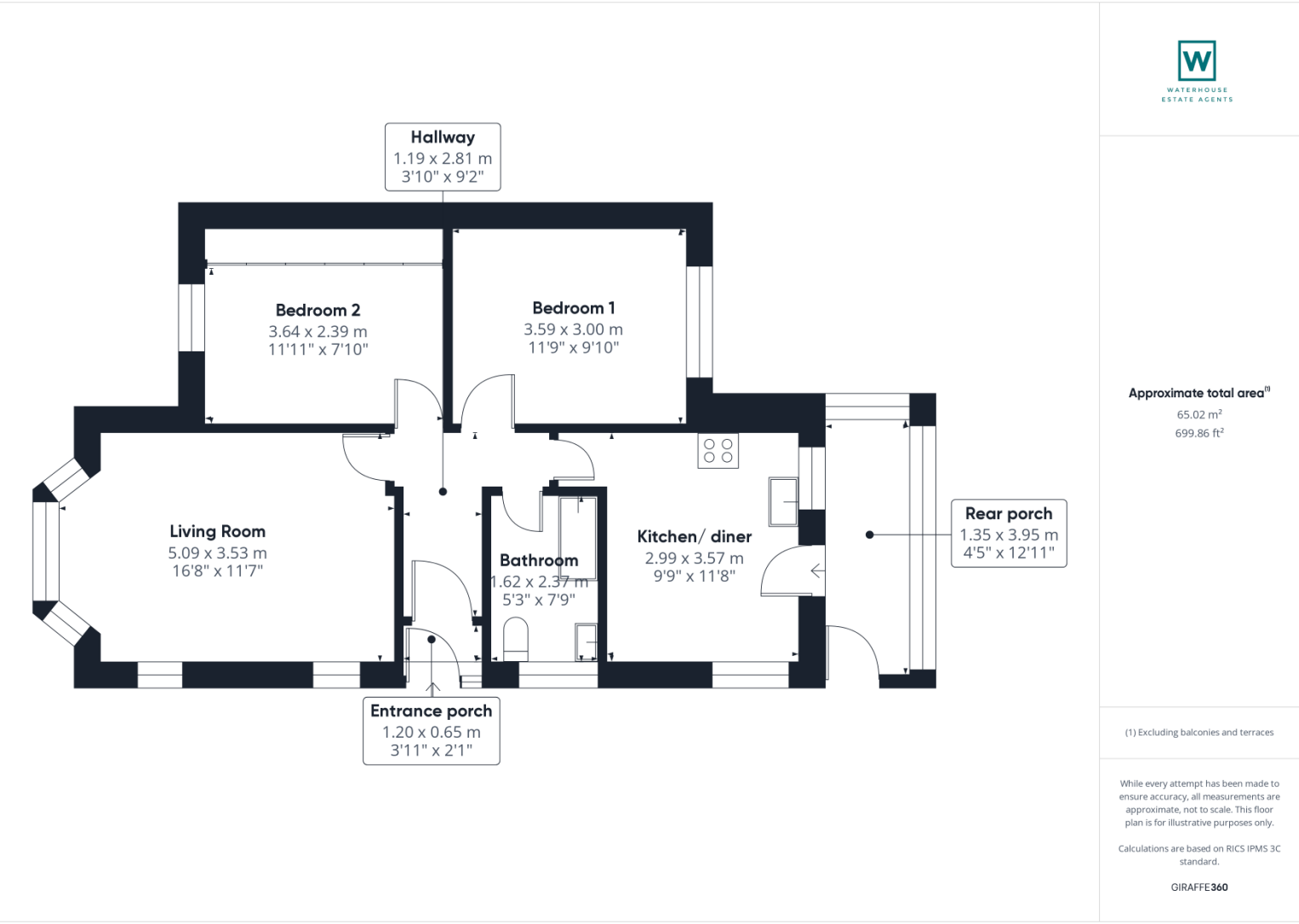
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