



# Arnside

£535,000

2 Birch Grove, Arnside, Carnforth, LA5 0BQ

Nestled within the picturesque Arnside & Silverdale National Landscapes, 2 Birch Grove beckons. This beautiful detached bungalow boasts two double bedrooms and versatile living spaces, featuring an inviting open-plan kitchen, garden/dining room, complemented by two additional reception rooms.

Outside, well-maintained gardens grace both the front and rear, offering a serene backdrop to this charming residence. The convenience of a paved driveway and an attached garage ensures ample off-road parking for your ease. Call today to book a viewing!  
EPC Band D

## Quick Overview

- Detached True Bungalow
- Two Bedrooms & Family Bathroom
- Three Reception Rooms
- Beautifully Presented Throughout
- Well Presented Gardens to the Front & Rear
- Large Attached Garage
- Off Road Parking
- Located In Arnside & Silverdale National Landscapes
- Close To Local Amenities
- Broadband Available



2



1



3



D



Broadband Available



Off Road Parking plus hardstanding

Property Reference: AR2547



Entrance Hall



Wood Burning Stove



Living Room



Kitchen

**Location** Birch Grove is located in the highly desirable village of Arnside, an Area of Outstanding Natural Beauty, and is only a short walk down to the promenade and pier hosting a variety of shops, cafes and pubs, also within walking distance to Redhills Woods and Arnside Knott. Arnside benefits from a train station, a primary school, a doctors surgery, a dentist, a library, a sailing club that hosts regular live music nights and a park with playground, tennis courts, bowling club, cricket club and football club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community.

Arnside is positioned with easy access to the M6, The Lake District and The Yorkshire Dales National Park. The train station gives easy access to Lancaster, Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North.

**Property Overview** "Welcome to Your Ideal Bungalow In The Sought After Village of Arnside!

Step into a spacious porch, designed to accommodate all your outdoor gear with ease. The entrance hallway beckons, inviting you into a warm and welcoming space that leads to the heart of this charming home.

On your left, discover the first bedroom, a generously sized double bedroom exuding natural light, offering ample room for your personal touch in furnishing. Adjacent lies bedroom two, again a well proportioned double room boasting fitted wardrobes and a serene rear window view. Returning to the hall is the modern five-piece family bathroom adorned with elegant marble effect boards and featuring a bath, pedestal hand wash basin, bidet, low-level W.C., and a convenient corner shower unit.

Leaving the hall, enter the office which could also be used as a dining room or quiet study. Continuing your exploration, a spacious living room awaits, basking in abundant natural light through dual aspect windows, offering splendid views beyond.

Prepare to be captivated as glazed doors lead you into the open garden/dining room, a true showstopper! With its vaulted ceiling and expansive picture windows overlooking the enchanting rear garden, this space becomes an entertainer's paradise in the summer months. Stay cozy during the colder days with the feature wood burner, ideal for curling up with a good book.

Flowing seamlessly from the garden room is a well-equipped kitchen, adorned with a range of wall and base units, complemented by sleek worktops, tiled splashbacks, and a convenient one and a half sink with a drainer. Integrated Bosch dishwasher, fridge and freezer, oven, grill, and four-



Open Plan Living Space



Kitchen



Bedroom Two



Bedroom One



Office Dining Room



Living Room

ring hob ensure culinary convenience.

Finishing the tour, the garage boasts a practical utility area with ample worktops, integrated fridge and freezer, space for washing machine and tumble dryer, stainless steel sink and accompanied by a convenient W.C.

In conclusion, this true bungalow presents a harmonious blend of spaciousness, functionality, and coastal charm-catering to the needs of diverse buyers, from growing families to those longing for a serene lifestyle in this sought-after village. Schedule your viewing early to secure this enticing opportunity!"

**Outside** A rear private lawn garden with established borders and paved areas enjoys a raised patio which offers a great space for outdoor furniture, with a summer house, garden shed and greenhouse, ideal for the keen gardener!

The front offers paved areas and established borders, which are well-presented and easy to maintain.

**Parking** A drive to the front offers off road parking for two cars with additional hardstanding for caravan or motorhome.

**What 3 Words** ///beanbag.nets.text

**Accommodation (with approximate dimensions)**

**Garden/Dining Room** 23' 00" x 9' 06" (7.01m x 2.9m)

**Living Room** 19' 02" x 12' 10" (5.84m x 3.91m)

**Office** 11' 09" x 8' 08" (3.58m x 2.64m)

**Open Plan Kitchen** 11' 03" x 9' 09" (3.43m x 2.97m)

**Bedroom One** 12' 10" x 11' 10" (3.91m x 3.61m)

**Bedroom Two** 11' 09" x 10' 09" (3.58m x 3.28m)

**Utility** 9' 07" x 7' 04" (2.92m x 2.24m)

**Garage** 27' 04" x 9' 07" (8.33m x 2.92m) An attached, large garage, ideal for additional storage and parking with a utility and W.C.

**Property Information**

**Services** Mains gas, water and electricity. Gas Central Heating. Septic Tank Drainage.

**Council Tax** Tax Band E- Westmorland & Furness Council

**Tenure** Freehold. Vacant possession upon completion.

**EPC** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.



Open Plan Garden/Dining Room



Garden



Garden



Ariel Photographs of Arnside Area

Request a Viewing Online or Call 01524 761806

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 761806** or request online.

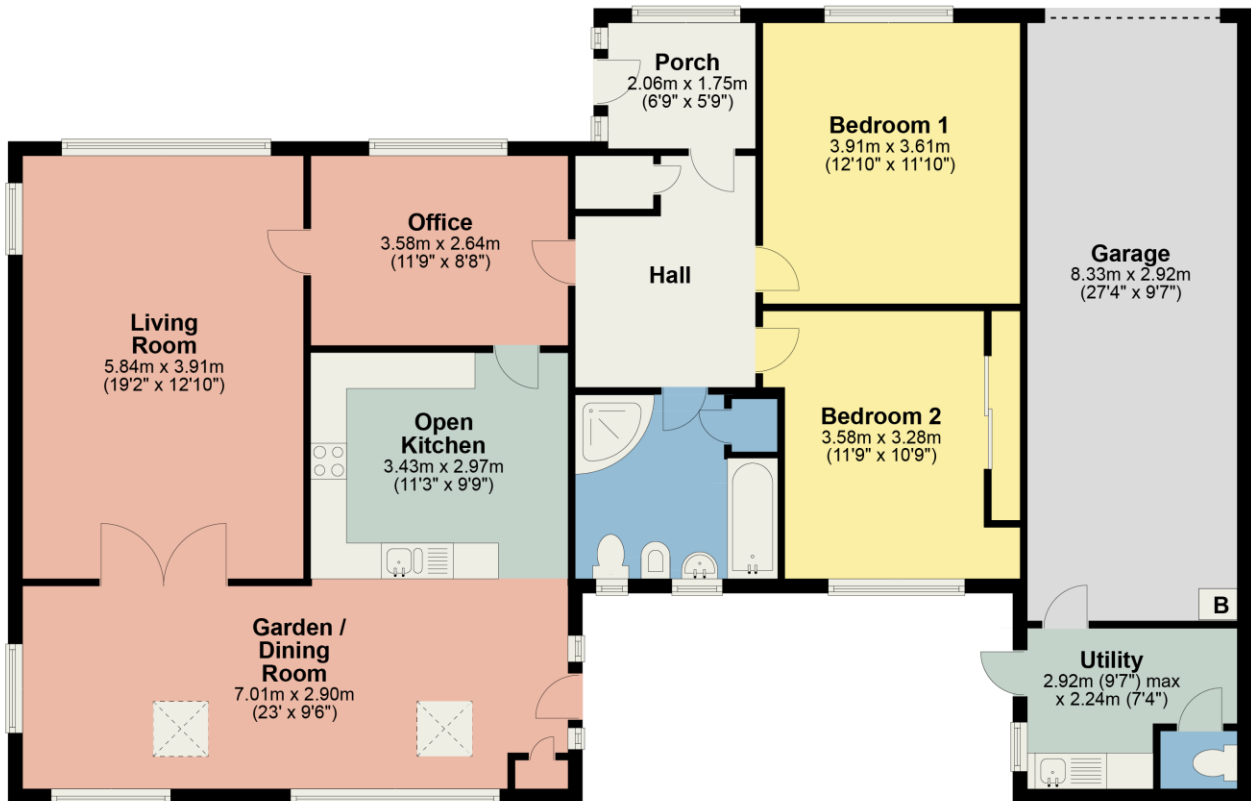


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This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners...

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