



# Arnside

£270,000

24 Swinnate Road, Arnside, Cumbria, LA5 0HR

Nestled within the highly desirable village of Arnside, 24 Swinnate Road presents a delightful opportunity. This charming three-bedroom dormer bungalow eagerly awaits its new owners to infuse their personal touch, conveniently available without any chain delay. With plenty of off-street parking and a garage, beautifully maintained front and rear gardens, plus spacious living areas, this property is a real treasure just waiting to be discovered.

## Quick Overview

- Semi Detached Dormer Bungalow
- Situated in the Sought After Village of Arnside
- Well Presented Gardens to the Front & Rear
- Far Stretching Views from the First Floor
- No Chain Delay
- Some Modernisation Required
- Garage and Off Street Parking
- Array of Walks on your Doorstep
- Two Reception Rooms
- Ultrafast 1000 Mbps Broadband Available\*



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: AR2572





Rear Garden



Living Room



Dining Room



Kitchen

**Location** is located in the highly desirable village of Arnside, an Area of Outstanding Natural Beauty, and is only a short walk from the waterfront shops and pubs. Arnside benefits from a train station, a doctors surgery, a dentist, a library, a sailing club hosting 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 perfectly positioned with easy access to the M6, The Lake District and The Yorkshire Dales National Park. The train station gives easy access to Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North.

**Property Overview** Step into this welcoming property, tucked away from the road for added privacy. As you approach, you'll be greeted by the vibrant hues of the flower borders and the generous off-street parking available.

Upon entering, the first of the three bedrooms awaits on the left-hand side. Bedroom one offers ample space for a comfortable double bed and furniture, with a pleasant view of the front garden. Continuing down the hallway, you'll find yourself in the expansive open-plan living/dining room. Bathed in natural light streaming through French doors leading to the rear garden and a window overlooking the front, this room offers a bright and airy atmosphere. With plenty of space for relaxation and entertainment, it's the heart of the home.

To the rear of the property the well-proportioned kitchen beckons. Featuring a range of base and wall units, there's ample storage for your culinary essentials. With space for an oven and under-counter fridge, with convenient access to the rear garden, outdoor dining and gatherings are easily facilitated.

Finishing off the ground floor is the shower room, thoughtfully designed for convenience and comfort. It features a sleek wall-hung sink, a spacious walk-in shower, and stylish tiled walls and flooring, creating a contemporary and easy-to-maintain space for your daily routines.

Ascend the staircase from the living room to explore the first floor, where you'll find two additional bedrooms, each equipped with built-in storage solutions and Velux windows for ample natural light. Bedroom two, positioned on the right-hand side, boasts a unique porthole window offering expansive countryside views, with glimpses of the Estuary in the distance.



**Outside & Parking** Outside, this property showcases delightful front and rear gardens that add to its charm. The rear garden, offers a tranquil and private retreat, bordered by lush shrubs, perfect for gardening enthusiasts. With a variety of plants and a welcoming patio area, it provides an ideal spot for soaking up the sunshine and enjoying outdoor relaxation. In addition, there is off street parking for multiple vehicles and a garage.

**Directions** From the Arnside office set off towards the station, continue along Black Dyke Road and take the right hand turning into Swinnate Road. Follow Swinnate Road up the hill where you will find Number 24 located on the right hand side.

**What3Words** ///performed.called.trim

**Accommodation with approximate dimensions**

**Living Room** 17' 0" x 11' 0" (5.18m x 3.35m)

**Dining Room** 12' 7" x 10' 0" (3.84m x 3.05m)

**Kitchen** 10' 0" x 8' 10" (3.05m x 2.69m)

**Bedroom One** 8' 11" x 9' 10" (2.72m x 3m)

**Bedroom Two** 15' 1" x 9' 5" (4.6m x 2.87m)

**Bedroom Three** 10' 4" x 7' 7" (3.15m x 2.31m)

**Shower Room** 5' 11" x 5' 9" (1.8m x 1.75m)

**Property Information**

**Services** Mains gas, water and electricity.

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

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

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

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



Bedroom One



Bedroom Two



Bedroom Three



Views from Bedroom Two

# Swinnate Road, Carnforth, LA5

Approximate Area = 902 sq ft / 83.8 sq m

Limited Use Area(s) = 119 sq ft / 11 sq m

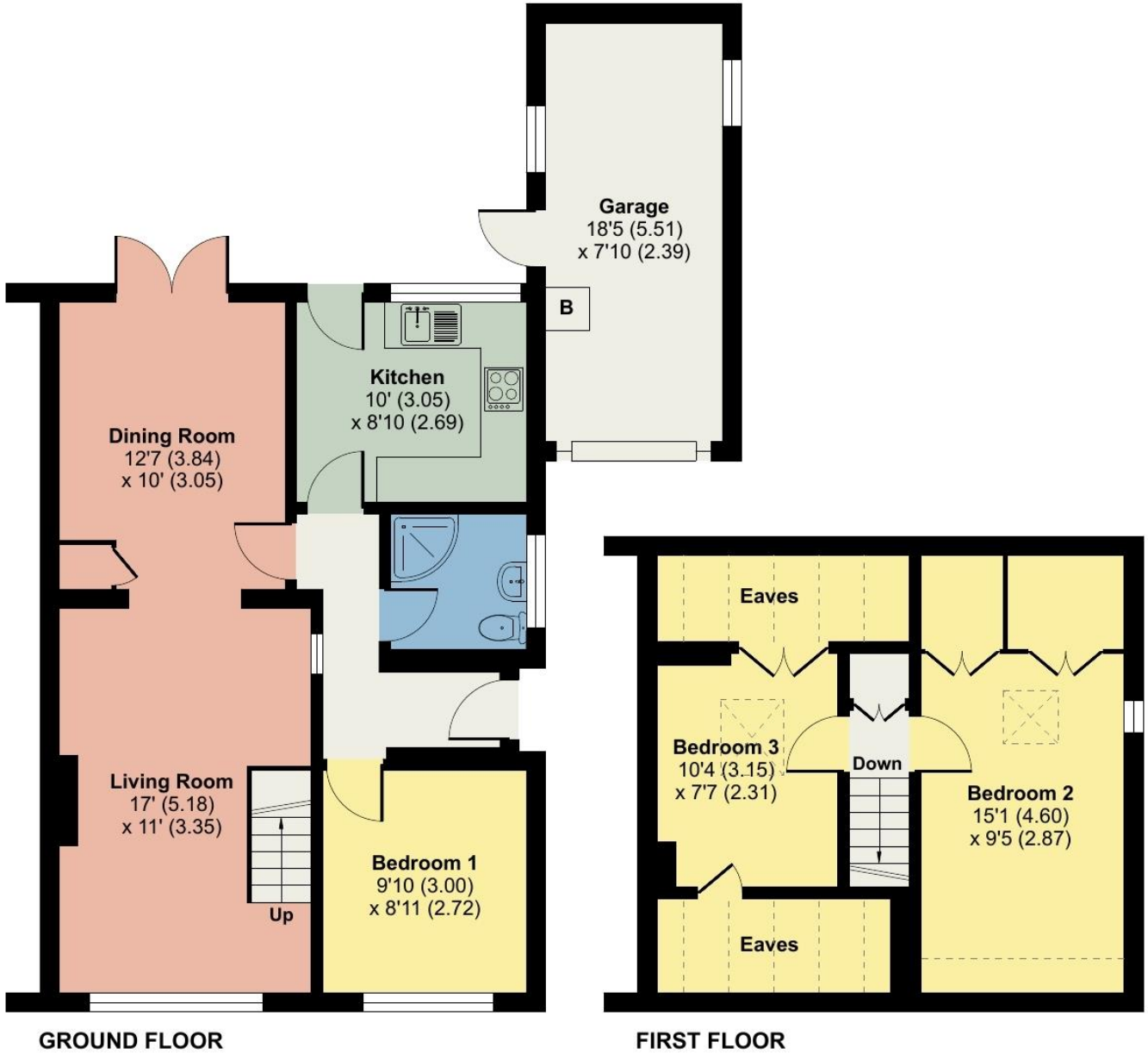
Garage = 145 sq ft / 13.5 sq m

Total = 1166 sq ft / 108.3 sq m

For identification only - Not to scale



Denotes restricted head height



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