



Arnside

£295,000

40 Swinnate Road, Arnside, Cumbria, LA5 0HR

Situated on a fantastic corner plot in the picturesque village of Arnside, this delightful two-bedroom detached true bungalow is bursting with potential. It presents a wonderful opportunity for the new owner to impart their own personal style and modern touches, perfect for those looking to create their dream home in a beautiful setting.

Quick Overview

- Detached True Bungalow
- Two Double Bedrooms
- Fantastic Corner Plot
- Garage and Ample Off Road Parking
- Quiet Residential Village Location
- Close to Local Shops and Amenities
- No Chain Delay
- Some Modernising Required
- Far Stretching Fell Views
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Driveway &
Garage

Property Reference: AR2586



40 Swinnate Road



Living Room



Living Room



Kitchen

Location 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 the bright and airy hallway that seamlessly connects each room. To the right, you'll find the well-proportioned living room, featuring front and side windows which offer elevated countryside views in the distance. This space is enhanced by neutral décor and a focal electric fire, creating a warm and inviting atmosphere.

To the left of the hallway is the second bedroom, a generously sized double room with ample space to accommodate all your furniture needs.

Situated at the rear of the property, the kitchen is equipped with a range of base and wall units. While fully functional, it may benefit from modern updates. The kitchen offers ample storage for culinary essentials and space for a dining table and chairs, with provisions for an oven and under-counter fridge. Convenient access to the rear garden makes outdoor dining and gatherings a breeze.

Bedroom one is a bright and comfortable double room. Finishing the property is the main bathroom which features a three-piece suite comprising a bath, pedestal sink, and W.C., complete with a tile surround.

There is also the added bonus of a boarded loft, accessible by a ladder, providing perfect storage solutions.

Outside & Parking Externally, this property boasts an impressive wrap-around garden that offers both beauty and functionality. The gated access ensures privacy and security, while the low-maintenance driveway provides ample parking space for multiple vehicles. Additionally, there is a convenient garage for extra storage.

The garden itself is a haven for nature enthusiasts and keen gardeners alike, featuring a well-established lawn area complemented with a variety of shrubs and flowers. This outdoor space is perfect for gardening, relaxing, or entertaining. Whether you are looking to cultivate a vibrant garden or simply enjoy the tranquil surroundings, this versatile and well-maintained garden is sure to impress.

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 to the top of the hill where you will find number 40 on the right hand side.

What3Words ///heartache.basic.head

Accommodation with approximate dimensions

Living Room 15' 0" x 13' 5" (4.57m x 4.09m)

Kitchen 10' 11" x 10' 10" (3.33m x 3.3m)

Bedroom One 13' 1" x 10' 11" (3.99m x 3.33m)

Bedroom Two 12' 0" x 10' 1" (3.66m x 3.07m)

Garage 17' 2" x 8' 7" (5.23m x 2.62m)

Services Mains drainage, water and electricity.

Council Tax Band D - 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.

Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bathroom



Garden

Swinnate Road, Arnside, Carnforth, LA5

Approximate Area = 423 sq ft / 39.3 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 869 sq ft / 80.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ritchcom 2024. Produced for Hackney & Leigh REF: 1151324

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