



Arnside

£240,000

17 The Meadows, Arnside, Cumbria, LA5 0EY

Tucked away in a peaceful cul-de-sac in the charming village of Arnside, 17 The Meadows enjoys a discreet and private setting, with Arnside Knott providing a picturesque backdrop and located in Arnside and Silverdale National Landscapes. This delightful home is ideal for first-time buyers or those looking to downsize.

Quick Overview

- Two Double Bedrooms
- Cul-De-Sac Location
- Arnside Knott to the Rear
- No Onward Chain
- Easy to Maintain Patio Garden
- Ideal First Home or Investment
- Allocated Off Road Parking
- Peaceful Residential Area
- Close to Local Amenities and Transport Links
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Allocated Parking

Property Reference: AR2623



Kitchen Diner



Kitchen Diner



Living Room



Bedroom One

Arnside benefits from a train station, a primary school, 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.

Step into the welcoming kitchen-dining room, where the home presents a blank canvas, ready for its new owners to add their personal touch. This well-equipped space features a range of base and wall units along with integrated appliances, including an oven, gas hob, extractor fan, under-counter fridge, freezer, and plumbing for a washing machine. There's also ample room for a dining table and chairs, making it a great space for entertaining.

To the rear of the home, the well-proportioned living area provides a comfortable setting for relaxation, with plenty of room for your furniture needs. A handy understairs storage cupboard keeps things tidy, while patio doors flood the room with natural light and open seamlessly onto the rear patio garden - ideal for indoor-outdoor living.

Upstairs, you'll find two generously sized double bedrooms, each neutrally decorated and ready for your furnishings. Completing this floor is a stylish shower room, fitted with a three-piece suite, including a toilet, vanity sink, and a shower cubicle with aqua panel surrounds and complementary chrome fixtures.

Externally, the home benefits from an allocated off-street parking space conveniently located outside the front whilst paved steps, framed by a charming stone wall and flower beds, lead up to the front door. At the rear, the low-maintenance south-facing patio garden offers a private and sunny retreat, enclosed by fencing and hedging - perfect for relaxing or entertaining outdoors.

Accommodation with approximate dimensions

Kitchen Dining Room 16' 7" x 9' 9" (5.05m x 2.97m)

Living Room 16' 7" x 12' 4" (5.05m x 3.76m)

Bedroom One 16' 7" x 11' 2" (5.05m x 3.4m)

Bedroom Two 10' 4" x 9' 9" (3.15m x 2.97m)

Shower Room

Property Information

Tenure Freehold

Council Tax Band C - Westmorland & Furness Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

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

Directions From the Hackney & Leigh Arnside office continue along the promenade pass the Albion and proceed along Silverdale Road. Pass the allotments on the right and The Meadows is the next on the right. Turn into the development bearing right and follow the road round where number 17 is located on your left hand side.

What3Words ///myself.sprinting.fragment

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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Bedroom Two



Shower Room



Patio Garden

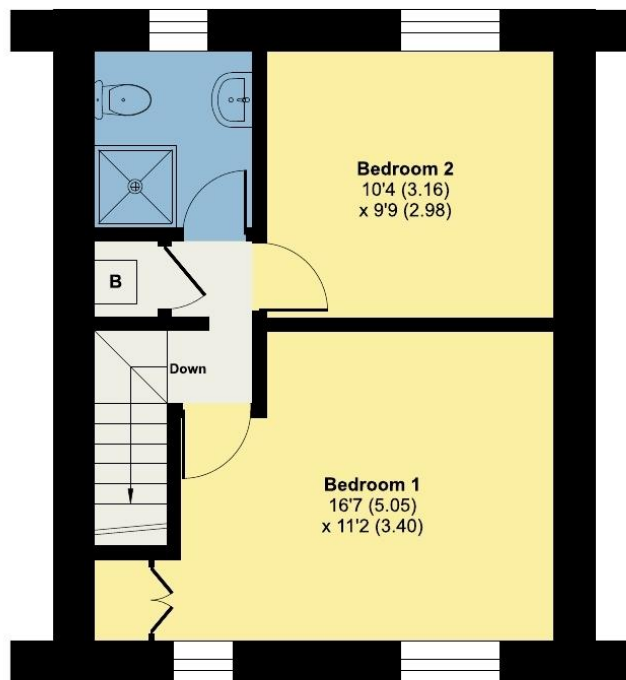


Ordnance Survey 0065166

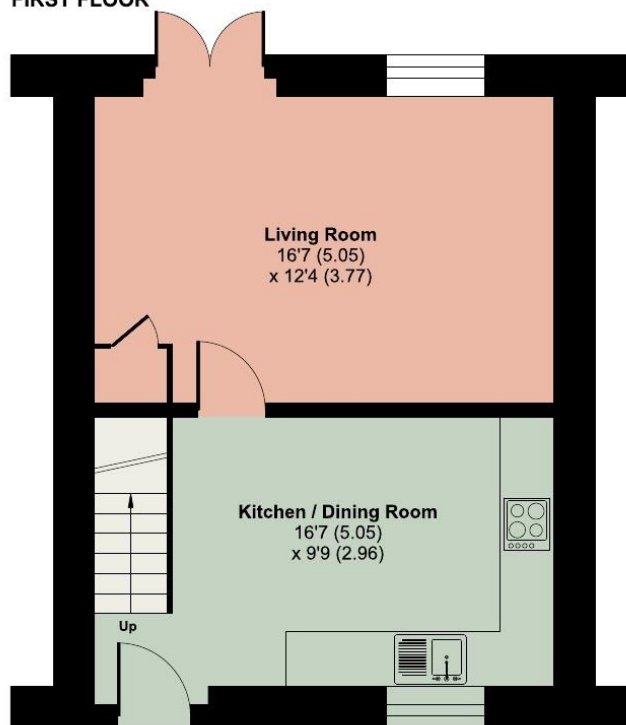
The Meadows, Arnside, Carnforth, LA5

Approximate Area = 710 sq ft / 65.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Hackney & Leigh. REF: 1265501

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