



Arnside

Guide Price £250,000

3 Birch Grove, Arnside, Cumbria, LA5 0BQ

****FOR SALE BY PUBLIC AUCTION 22nd May 2025 at The Halston Hotel, 20-34 Warwick Road CA1 1AB at 12:00pm****
Escape to the idyllic village of Arnside and discover the hidden gem that is 3 Birch Grove. This three-bedroom detached true bungalow is nestled on a fantastic plot, just a stone's throw away from the picturesque promenade and local amenities. Embrace the peaceful surroundings and the convenience of village life in this charming location.

The property features two spacious reception rooms, conservatory, kitchen with a separate utility area, front and rear gardens, offering a harmonious blend of indoor and outdoor living spaces. The flexible accommodation is perfectly suited for families seeking a comfortable home or retirees looking for a tranquil retreat to enjoy the beauty of the village.



3



1



2



D



Ultrafast
Broadband



Garage and
Driveway

Quick Overview

****FOR SALE BY PUBLIC AUCTION 22nd May 2025 at The Halston Hotel, 20-34 Warwick Road CA1 1AB at 12:0

Sought After Village Location

Gardens to the Front and Rear

Two Reception Rooms and Conservatory

Opportunity to Update and Upgrade

Located In Arnside and Silverdale National
Landscapes

Close to Local Amenities

Ample Off Street Parking and Garage

Family Bathroom and Additional W.C.

Property Reference: AR2565



Utility



Living Room



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.

Property Overview Discover the welcoming charm of 3 Birch Grove, situated in a peaceful cul-de-sac location that offers a sense of serenity and privacy. As you step inside, the spacious entrance hall sets the tone for the rest of the property, and also provides access by a wooden flexible ladder to the roof void which is part boarded and has a light.

To the right of the entrance hall, you'll find the living room, a bright and airy space that overlooks the front aspect and bathes in natural light. This room serves as a relaxing retreat where you can unwind and enjoy moments of tranquillity, please note this area was affected by a water leak and requires upgrading works. The living room seamlessly flows into the dining room, creating an open-plan layout that enhances the sense of space and versatility. Whether you're entertaining guests, enjoying family meals, or seeking a quiet corner to read a book, the dining room offers a multitude of possibilities to suit your lifestyle.

Through the sliding doors lies the added bonus of a conservatory area, a delightful extension of the living space that brings the outdoors in. The conservatory provides a perfect spot for relaxation, where you can enjoy the beauty of the surrounding landscape while being sheltered from the elements. Whether you're soaking up the sun, enjoying a cup of tea, or simply unwinding after a long day.

The kitchen is tastefully finished with a range of white base and wall units. Equipped with quality appliances including a Zanussi hob, Indesit oven, oven hood, and a stylish composite grey sink, this kitchen is designed to cater to your cooking needs with ease and sophistication.

Step down the kitchen, a convenient utility area awaits, offering additional functionality and practicality to your daily routine. You will find ample storage options to keep your home organised and clutter-free. The utility area features plumbing for a washing machine and dishwasher, while also providing space for an under-counter fridge freezer to store your perishables. The utility area also offers direct access to the garden and garage, adding convenience to your everyday activities.



Conservatory



Summer House



Conservatory



Bathroom



Bedroom One



Bedroom Two

To the left of the hallway, you'll find three beautifully presented double bedrooms, each boasting neutral décor and spacious layout. These inviting bedrooms offer ample space for furniture, allowing you to personalise your living space and create a cosy retreat tailored to your preferences.

Indulge in the beautiful four-piece family bathroom, featuring complementing white tile walls that add a touch of elegance to the space. Whether you're unwinding in a relaxing bath or refreshing in the shower. In addition to the family bathroom, you'll also find the convenience of a separate toilet, adding a practical touch to family living.

Outside & Parking Step into the serene outdoor sanctuary of the garden at 3 Birch Grove, where nature's beauty surrounds you in a peaceful setting. To the front of the property, an elevated paved patio offers a picturesque spot to relax and unwind, overlooking the lush lawn and well-stocked flower beds adorned with a variety of mature trees and shrubs. This welcoming space invites you to bask in the tranquillity of the outdoors and enjoy the beauty of your surroundings.

A convenient drive leads to the garage, providing easy access and additional parking options for your vehicles. The thoughtful design of the front garden ensures both functionality and aesthetic appeal, enhancing the overall charm of the property.

Venture into the rear garden and discover a delightful oasis of relaxation and recreation. A paved patio offers a versatile outdoor living space, perfect for al fresco dining, entertaining guests, or simply soaking up the sun. The well-maintained lawn and raised flower beds add a touch of elegance to the outdoor area, creating a vibrant and inviting atmosphere, while a gravelled pathway leads to the office/summer house, providing a tranquil retreat for work or leisure activities.

Directions Proceed along the promenade turning up the hill by the Albion. Turn right onto Redhills Road and follow this round and go down the single car width road. At the bottom of the lane turn right into Birch Grove and number three is midway along on the right.

What3words ///spouse.mess.bridge



Rear Garden



Rear Garden



Rear Garden



Front Garden



Ordnance Survey 100025026

Accommodation with approximate dimensions

Living Room 15' 3" x 11' 9" (4.65m x 3.58m)
Dining Room 11' 8" x 9' 9" (3.56m x 2.97m)
Conservatory 11' 10" x 11' 8" (3.61m x 3.56m)
Kitchen 8' 8" x 8' 8" (2.64m x 2.64m)
Utility 8' 9" x 8' 2" (2.67m x 2.49m)
Bedroom One 12' 9" x 12' 9" (3.89m x 3.89m)
Bedroom Two 12' 9" x 10' (3.89m x 3.05m)
Bedroom Three 9' 9" x 8' 1" (2.97m x 2.46m)
Bathroom 8' 11" x 5' 8" (2.72m x 1.73m)
Garage 13' 8" x 8' 9" (4.17m x 2.67m)

Services Mains gas, water and electricity, septic tank drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, we understand the septic tank is currently not up to current regulation, interested parties may wish to seek independent advice on the installation. The property is being sold as seen.

Council Tax Band E - Westmorland & Furness Council

Tenure Freehold. Vacant possession upon completion.

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

Meet the Team

Laura Hizzard

Sales Manager & Property Valuer

Tel: 01524 761806
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Imogen Milliard

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Matt Constantine

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
lettings@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

Arnside, Carnforth



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/04/2025.

Request a Viewing Online or Call 01524 761806