

Arnside

Garth End, Mount Pleasant, Arnside, Cumbria, LA5 0EW

A charming and substantial three-bedroom stone-built end terrace, recently upgraded throughout. The property features a stylish new kitchen and bathroom, along with a spacious open-plan kitchen, breakfast, and dining area—perfect for modern family living. Additional benefits include a double garage, off-road parking, and a generous layout that combines character with contemporary comfort. No onward chain.

£450,000

Quick Overview

Beautifully Presented Throughout

Double Garage and Off Road Parking

No Onward Chain

Recently Updated with New Kitchen and

Bathroom

Patio and Garden

Glimpses of the Estuary from Bedroom One Open Plan Breakfast Room, Kitchen and Dining

Rooms

Plentiful Storage

Bright and Light Living Room with Box Bay
Window













Property Reference: AR2646



Garth End



Entrance



Breakfast Room / Study Area



Kitchen

Step into a welcoming and bright entrance hall, setting the tone for this beautifully presented home. To the left is a convenient downstairs cloakroom, complete with a hand wash basin set within a stylish vanity storage unit, a WC, and a spacious storage cupboard-perfect for coats and shoes.

The property opens up into a versatile open-plan kitchen, breakfast, and dining area, ideal for modern family living. The breakfast room offers flexibility and could easily be used as a home office or playroom. It also benefits from a built-in storage cupboard.

The kitchen is both stylish and functional, featuring dark blue Shaker-style wall and base units with a complementary worktop. A large single Belfast-style stainless steel sink with integrated draining board to the worktop. There is space for an American-style fridge freezer, plumbing and space for a washing machine, and a large freestanding Kenwood oven with a five-ring gas hob. The Ideal gas boiler is discreetly housed within a matching cupboard. The kitchen boasts attractive tiling, additional open shelving, and beautiful hardwood flooring that continues through to the dining space.

The dining area includes further shelving, an understairs storage cupboard, and ample room for a family-sized table and chairs. An inner hallway provides access to the rear garden and stairs to the first floor.

The living room is bright and spacious, featuring a box bay window that overlooks the rear garden. It enjoys solid wood flooring and a charming Stovax woodburning stove set on a hearth with a wooden mantleperfect for cosy evenings in.

Upstairs, the first floor comprises three bedrooms. Bedroom one is a generous double, with a box bay window offering glimpses of the Estuary. It also includes a built-in wardrobe within the chimney recess and an elegant cast iron fireplace. Bedroom two is also a double and features ample built-in wardrobes, while bedroom three is a well-proportioned single.

A skylight brightens the first-floor landing, which also houses a convenient storage cupboard. Step down into the spacious family bathroom, a bright and airy space with both a skylight and an arched feature window.



Living Room



Kitchen/Dining Room



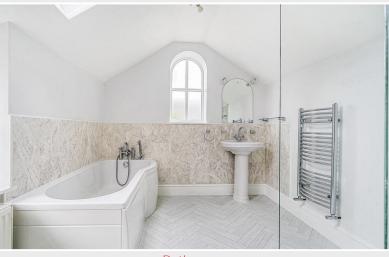
Living Room



Bedroom One



Bedroom Two



Bathroom

The four-piece suite includes a pedestal hand wash basin, WC, towel radiator, a P-shaped bath with shower attachment, and a large separate shower enclosure.

Externally, the property offers gravelled off-road parking, a wood store, and paving that extends around the side of the house to the garden. The detached double garage is situated at the junction with Spinney Lane, on the right-hand side. The garden is mainly laid to lawn, complemented by a patio and gravelled pathways, and is well screened by fencing, retaining walls, mature hedgerows, and trees.

Accommodation (with approximate dimensions)

Breakfast Room 18' 5" x 11' 0" (5.61m x 3.35m) Kitchen 12' 11" x 10' 9" (3.94m x 3.28m) Dining Room 12' 6" x 11' 3" (3.81m x 3.43m) Living Room 20' 2" x 14' 7" (6.15m x 4.44m) Bedroom One 14' 8" x 13' 4" (4.47m x 4.06m) Bedroom Two 12' 8" x 9' 9" (3.86m x 2.97m) Bedroom Three 9' 7" x 8' 7" (2.92m x 2.62m) Double Garage 17' 1" x 15' 7" (5.21m x 4.75m) Bathroom Downstairs W.C

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D Westmorland and Furness Council.

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

Energy Performance Certificate 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 and turn left at the Albion Hotel onto Silverdale Road, travel up the hill through the village. After passing the allotments take the next left onto Spinney Lane and turn left onto back lane and Garth End is the first property on the right and can be identified by our For Sale board.

What3Words ///jousting.arrow.dust





Garden



Off Road Parking



Double Garage



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Meet the Team

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Garth End, Mount Pleasant, Arnside, Cumbria, LA5



Approximate Area = 1514 sq ft / 140.6 sq m Garage = 268 sq ft / 24.8 sq m Total = 1782 sq ft / 165.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1306813

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