



## Arnside

£265,000

1 The Meadows, Arnside, Cumbria, LA5 0EY

Tucked away in the peaceful village of Arnside, 1 The Meadows is an immaculately presented three-bedroom home. Well-maintained and thoughtfully laid out, it offers comfortable living with a modern touch. The property is an excellent choice for first-time buyers, young families, or those looking to downsize while still enjoying generous space. With its convenient location and practical design, 1 The Meadows provides a home that is both easy to manage and ready to move into.

### Quick Overview

- Three Bedroom Semi Detached Cottage
- Cul-De-Sac Location
- Easy to Maintain Patio Garden
- Allocated Off Road Parking
- Ideal First Home or Investment
- Peaceful Residential Area
- Close to Local Amenities and Transport Links
- Arnside Knott to the Rear
- Array of Walks on your Doorstep
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband\*



Allocated Off  
Street Parking

Property Reference: AR2660



Kitchen Diner



Living Room



Living Room



Bedroom One

Step into 1 The Meadows and you're welcomed by a bright and spacious kitchen-diner, fitted with a range of base and wall units and complementary worktops. There is ample space for a washing machine, dryer, and fridge-freezer, while the front-facing aspect fills the room with natural light and offers a pleasant outlook over the garden.

The living room is bright and welcoming, with plenty of space for furniture and a comfortable layout. Double doors open onto the patio, providing easy access to the garden and making it a practical space for family time or entertaining.

Upstairs, the property offers three bedrooms and a family bathroom, with the landing providing plenty of useful storage space. The principal bedroom easily accommodates a double bed and enjoys pleasant views over Arnside. The second bedroom, houses space for a double bed, overlooking the front garden this would make an ideal guest room or snug. The third bedroom is perfect for a single bed or could be used as a home office or study.

The family bathroom is fitted with a bath and overhead shower, a WC, and a sink set within a built-in vanity unit, complete with a heated towel rail.

Outside, the property features paved front and rear gardens, each offering space to sit and relax on their patios. The front garden also includes a small shed, providing useful storage for gardening tools or outdoor items. In addition, the property benefits from allocated parking space, ensuring convenient parking close to the home.

#### Accommodation (with approximate dimensions)

**Kitchen Dining Room** 9' 6" x 16' 7" (2.9m x 5.05m)

**Living Room** 11' 3" x 16' 6" (3.43m x 5.03m)

**Bedroom One** 11' 6" x 10' 3" (3.51m x 3.12m)

**Bedroom Two** 9' 0" x 10' 2" (2.74m x 3.1m)

**Bedroom Three** 8' 9" x 5' 11" (2.67m x 1.8m)

**Bathroom** 6' 4" x 6' 1" (1.93m x 1.85m)

#### Property Information

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

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

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



**Energy Performance Certificate** Energy Rating D - 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, 1 The Meadows is on the row to the right.

**What3Words** ///deleting.pitch.hats

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

**Disclaimer** 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 23/09/2025.

**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 Two



Bedroom Three



Bathroom



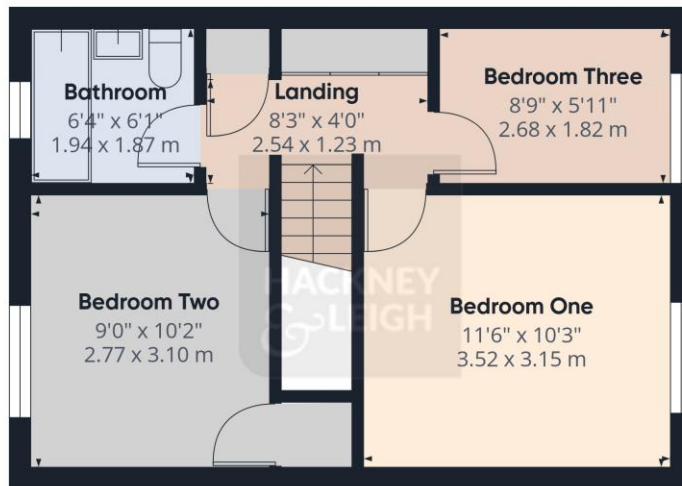
Rear Garden Patio



Floor 0

Approximate total area<sup>(1)</sup>

783 ft<sup>2</sup>  
72.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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