



Arnside

£395,000

Rookwood, Stonycroft Drive, Arnside, Cumbria, LA5 0EE

Detached two-bedroom bungalow set on a private road in an elevated position, offering pleasant surroundings and a garage with off-road parking. There is scope to update and modernise throughout, making it an ideal opportunity for someone looking to put their own stamp on a home.

Located in a quiet cul-de-sac in the popular village of Arnside, the property is within easy reach of local amenities and the attractive countryside of the Arnside and Silverdale area.

Quick Overview

- Detached Two Bedroom Bungalow
- Driveway and Garage
- Elevated Position
- No Onward Chain
- Generous Plot
- Well Stocked Front and Rear Gardens
- Peaceful Position
- Opportunity to Update and Extend (subject to consents)
- Quiet Residential Village Location
- Ultrafast* Broadband Available



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TBC



Ultrafast*
Broadband



Garage & Off
Road Parking

Property Reference: AR2666



Rookwood



Kitchen Diner



Dining Room



Bathroom

This spacious and versatile home offers a wonderful opportunity to create a truly special property in a desirable setting. With generous room proportions, far-reaching views, and attractive gardens, the home provides a comfortable layout that would now benefit from some updating and upgrading to suit modern tastes and individual requirements.

You are welcomed through an enclosed porch, providing access to the garage on the left and the utility room straight ahead. The utility room is a practical space fitted with a stainless steel sink and drainer, work surfaces, and plumbing and space for both a washing machine and tumble dryer.

From the porch, steps lead up to the kitchen, which is fitted with a range of wall and base units with worktops over, a Bosch double eye-level oven, stainless steel sink and drainer, and a four-ring electric hob with extractor hood. A serving hatch connects the kitchen to the dining room, making this an excellent layout for family living or entertaining.

Off the inner hallway, the dining room is positioned to the front of the property and enjoys lovely views over the garden and beyond, with an additional side window allowing plenty of natural light.

The family bathroom is also accessed from the hallway and includes a bath, pedestal wash basin, WC, and part-tiled walls.

At the far end of the property, the living room offers a generous and welcoming space, filled with light from large windows to both the front and rear. The room's focal fireplace provides a cosy centrepiece, and with some modernisation, this could become a stunning main reception area.

The inner hallway also leads to a front porch, which opens directly onto the front garden. There is a useful understairs storage area with two built-in cupboards providing excellent household storage.

To the first floor, stairs rise to a landing that includes a built-in cupboard and loft access. There are two double bedrooms, both enjoying elevated views towards the Estuary and the Cumbrian Fells beyond. Each bedroom features ample built-in storage and eaves cupboards, making the most of the available space.

Completing the accommodation on this floor is a separate WC with pedestal wash basin and built-in storage cupboard.

Outside, the property enjoys attractive front and rear gardens. To the rear, there is off-road parking leading to the garage, and a well-screened garden mainly laid to lawn, with mature shrubs and flower borders. Access is available to both sides of the property.



Living Room



Living Room



Hallway



Bedroom Two



Bedroom One



Bedroom View

The front garden is another highlight, offering a well-stocked space with pathways, rockeries, a greenhouse and a shed. The elevated position provides lovely open views, making this a tranquil spot to relax and enjoy the surroundings. Overall, this much-loved home provides an excellent opportunity for buyers seeking a property with character, space, and potential - ready to be updated and personalised to create a wonderful family home in a sought-after area.

Accommodation (with approximate dimensions)

Kitchen 11' 10" x 9' 9" (3.61m x 2.97m)

Living Room 12' 0" x 20' 2" (3.66m x 6.15m)

Dining Room 11' 10" x 10' 0" (3.61m x 3.05m)

Utility Room 6' 5" x 5' 10" (1.96m x 1.78m)

Bathroom 8' 11" x 5' 10" (2.72m x 1.78m)

Bedroom One 11' 11" x 11' 11" (3.63m x 3.63m)

Bedroom Two 12' 1" x 11' 11" (3.68m x 3.63m)

Garage

Property Information

Services Mains gas, drainage, water and electricity.

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.

Council Tax Band E Westmorland and Furness Council

Directions From the promenade , proceed up Silverdale Road, passing the playing field on the left hand side and taking the left onto Briery Bank. Take the next right onto Stonycroft Drive and turn left and Rookwood is the first property on the left hand side.

What3Words ///perfect.handrail.shortens

Viewings Strictly by appointment with Hackney & Leigh.

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).



Garden



Rookwood



Garden



Garden

Request a Viewing Online or Call 01524 761806

Meet the Team

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Call **01524 761806** or request online.

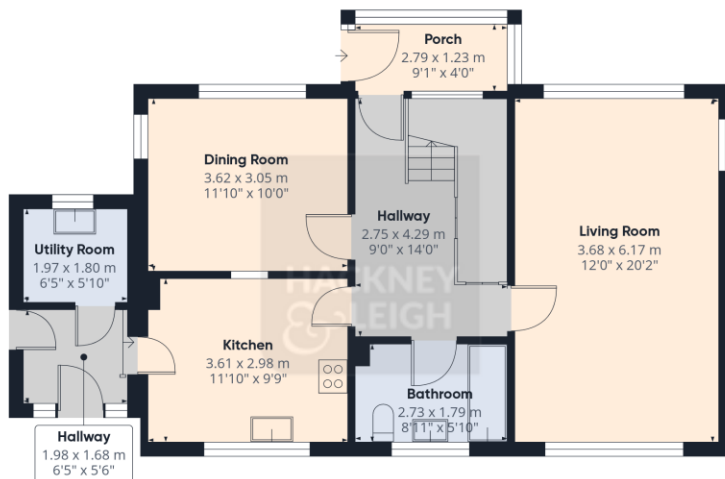


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Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk



Approximate total area⁽¹⁾

116.5 m²
1255 ft²

Reduced headroom

0.1 m²
1 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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