



Arnside

£395,000

Ducks Landing, 2 Hollins Lane, Arnside, Cumbria, LA5 0EQ

Ducks Landing, nestled in the lovely village of Arnside, offers a stylish and comfortable home with modern living spaces. Boasting spacious rooms, a contemporary kitchen, and charming front and rear patios, it's perfect for relaxing, entertaining, or enjoying the village surroundings.

Quick Overview

3 Bedroom Detached House
Walks On Your Doorstep
M6 and Rail links Nearby
Close to Local amenities
Immaculately Presented Throughout
Peaceful Location in Arnside Village
Paved front and rear patios ideal for relaxing or entertaining.
Welcoming community with seasonal village events.
Versatile Living for Families
Ultrafast* Broadband Available



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Ultrafast
Broadband*



Garage & Off
Street Parking

Property Reference: AR2668



Ducks Landing



Dining Room



Downstairs WC



Kitchen

Arnside offers a wealth of amenities, including a train station, primary school, doctors' surgery, dentist, library, and a sailing club that hosts regular live music events. The village also features a park with a playground, tennis courts, bowling green, and both cricket and football clubs. A wide variety of groups and activities provide plenty of opportunities for residents to engage with the village's vibrant community.

Ideally located, Arnside provides convenient access to the M6, the Lake District, and the Yorkshire Dales National Park. From the local train station, you can easily reach Preston, Manchester, and London to the south, as well as Ulverston, the West Coast, Carlisle, and Glasgow to the north.

As you enter Ducks Landing, you're greeted by a spacious entrance hallway that sets the tone for the home. To your right, the dining room offers a cosy and welcoming space, filled with natural light from the window overlooking the front patio - perfect for family meals or relaxed entertaining.

Across the hallway, the modern and well-equipped kitchen features NEFF appliances, including a hob and oven, marble countertops, and plenty of wall and base units. This practical and stylish space also enjoys views of the front patio.

Just off the kitchen, the large living room provides an ideal space for everyday living, with sliding doors opening onto the rear paved patio - perfect for entertaining or unwinding on warm evenings.

A downstairs WC with pedestal sink adds comfort and convenience.

Upstairs, the principal double bedroom includes built-in wardrobes and offers a peaceful retreat with views over Hollins Lane and Arnside.

Bedroom two comfortably fits a double bed, making it ideal for guests or family members, while bedroom three is a flexible space - currently used as a home office but equally suited as a single bedroom, gym, or hobby room.

The family bathroom features a shower over bath, a wall-mounted mirror with integrated lighting, and a sleek vanity unit, combining modern style with practicality.

The outdoor spaces at Ducks Landing are ideal for entertaining. The paved rear yard, conveniently located just off the living room, also provides direct access to the garage. At the front of the property, a paved area with a bench offers the perfect spot to relax and enjoy a morning coffee while taking in the surrounding views.



Kitchen



Living Room



Living Room



Bedroom One



Bedroom Two



Bedroom Three/Office

Accommodation (with approximate dimensions)

Kitchen 6' 10" x 8' 11" (2.08m x 2.72m)

Dining Room 6' 10" x 9' 2" (2.08m x 2.79m)

Downstairs WC 6' 10" x 9' 2" (2.08m x 2.79m)

Living Room 18' 8" x 12' 2" (5.69m x 3.71m)

Bedroom One 9' 0" x 12' 4" (2.74m x 3.76m)

Bedroom Two 10' 9" x 6' 5" (3.28m x 1.96m)

Bedroom Three 7' 4" x 6' 5" (2.24m x 1.96m)

Bathroom 7' 6" x 5' 10" (2.29m x 1.78m)

Garage 9' 0" x 16' 2" (2.74m x 4.93m)

Property Information

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 D Westmorland & Furness Council

Services Mains gas, water and electricity.

Directions Entering Arnside under the railway bridge turn left onto Black Dyke Road. Take the first right onto Briery Bank and second left onto Hollins Lane, proceed up the lane passing Plantation Avenue, as you proceed up the lane just before the top of the hill, Ducks Landing is on the left.

What3Words ///scrolled.blackouts.overgrown

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).



Family Bathroom



Family Bathroom



Garden/Patio



Ducks Landing



Ducks Landing

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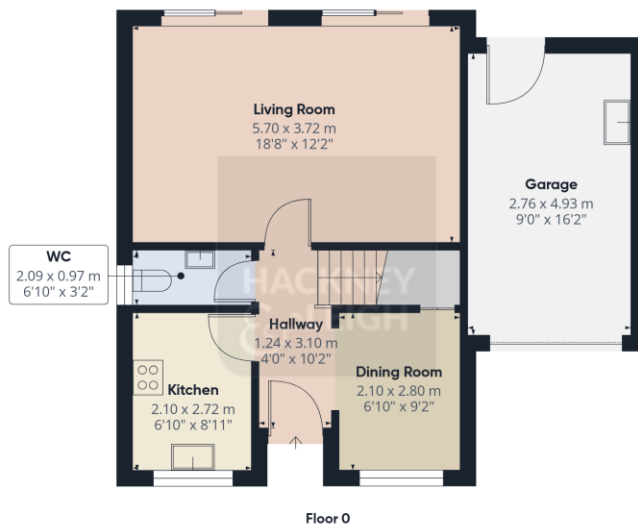


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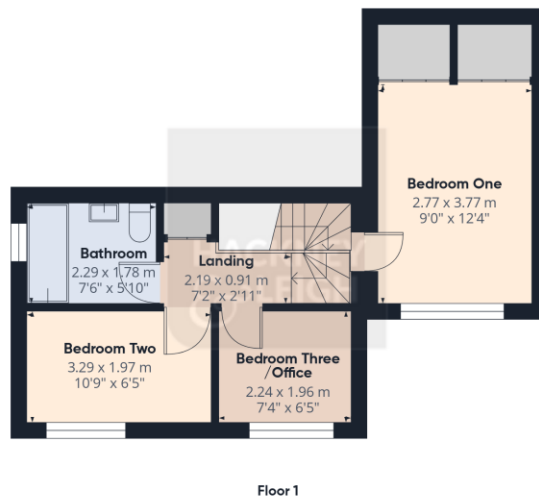
Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk



Approximate total area^m

87.3 m²

941 ft²



(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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