



Arnside

£300,000

34 Plantation Avenue, Arnside, Cumbria, LA5 0HX

34 Plantation is a two-bedroom semi-detached dormer bungalow, located in a popular residential area. The property features off-road parking, a garage, and well-maintained gardens to the front and rear. The accommodation is neatly arranged, offering a comfortable and practical layout suitable for a range of buyers.

Positioned in an elevated setting, the home enjoys pleasant views towards the Kent Estuary and the distant Cumbrian Fells, adding to its overall charm.

Quick Overview

Two Bedroom Semi-Detached Dormer
Bungalow
No Onward Chain
Off Road Parking and Garage
Close To Local Amenities
Village Location
Estuary and Fell Views to the Rear
Gardens to the Front and Rear
Ultrafast* Broadband Available



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TBC



Ultrafast*
Broadband



Garage &
Driveway

Property Reference: AR2682



Rear Elevation



Living Room



Kitchen



Bedroom Two

Step inside 34 Plantation and you are welcomed by a bright entrance hallway. Immediately to the right is the family bathroom, fitted with a pedestal hand wash basin, bath with tiled surrounds, and WC.

To the left, the living room enjoys a pleasant outlook over the front garden and features a box bay window that fills the space with natural light. A focal fireplace with electric fire sits on a hearth with a wooden mantle, creating a warm and inviting setting.

Continuing through to the rear of the property, the kitchen is fitted with a range of wall and base units with worktops over, a Hotpoint freestanding oven and grill, and a stainless steel sink and drainer, washing machine and tumble dryer. There is space for a dining table and chairs, along with additional storage including a cupboard, under-counter fridge, and a dishwasher. From here, doors lead to the sunroom and to bedroom two.

Bedroom two is a spacious double room overlooking the rear garden. The sunroom provides a versatile additional space, with access to the garage and direct access out to the garden. It also offers space and plumbing for a washing machine, as well as useful storage.

Returning to the hallway which features a cloakroom cupboard used for storing coats and shoes, stairs lead to the first floor landing, which benefits from a cupboard and a useful recessed nook. Bedroom one is a generous double room with dual-aspect windows, enjoying elevated views towards the Kent estuary and the distant Cumbrian fells.

Externally, the property is approached via a driveway leading to the garage. The garage features an up-and-over door, side window, and internal access to the sunroom. It also provides space for additional utilities such as a freezer, workbench, shelving, and houses the boiler.

To the rear, the garden is accessed either via the sunroom or from the front via a side gate and pathway. The rear garden offers a patio area, wooden shed, and greenhouse, and is well established with mature shrubs, bushes, and hedging, providing a private and attractive outdoor space.

Accommodation (with approximate dimensions)

Living Room 14' 9" x 13' 1" (4.5m x 3.99m)

Kitchen 11' 4" x 13' 0" (3.45m x 3.96m)

Bedroom Two 11' 4" x 13' 0" (3.45m x 3.96m)

Sun Room 5' 0" x 11' 4" (1.52m x 3.45m)

Bathroom 6' 7" x 5' 11" (2.01m x 1.8m)

Bedroom One 16' 5" x 17' 4" (5m x 5.28m)

Garage 19' 0" x 9' 0" (5.79m x 2.74m)

Property Information

Tenure Freehold (Vacant possession upon completion).

We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.

Services Mains gas, water and electricity.

Council Tax Band C Westmorland and Furness Council

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

What3Words ///digitally.january.panel

Directions Entering Arnside under the railway bridge, turn left onto Black Dyke Road and take the first right onto Briery Bank. Turn second left onto Hollins Lane continuing onto Plantation Avenue, number 34 can be found on the left hand side.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



Bathroom



Rear Garden



Rear Garden

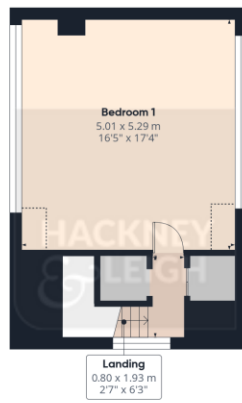


Approximate total area⁽¹⁾

106.2 m²
1143 ft²

Reduced headroom

1 m²
11 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.

GIRAFFE 360



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 22/05/2026.