



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

2 Nuns Avenue – Carr Bank





Features

- Three bedrooms
- Versatile living accommodation
- Well presented and ready to move straight into
- Two parking spaces available
- Quiet location yet still close to local amenities and transport links
- Garage at the rear

This beautifully presented, semi-detached property offers a fantastic opportunity to live in a spacious and charming residence located in a peaceful area. As you step into this delightful home, you will be greeted by a welcoming ambiance that reflects both comfort and style. The spacious living room is full of natural light, making it the perfect setting for relaxation and entertaining guests. The modern kitchen

has ample storage with a peninsular separating the kitchen and dining area. Upstairs, you will find three bedrooms, two doubles and one single. The stylish and contemporary bathroom ensures a tranquil experience. Outside, the property boasts a well-maintained front and rear garden, providing an ideal space for outdoor activities or simply for enjoying the fresh air and stunning sunsets. Carr Bank is an idyllic rural hamlet located

between the villages of Sandside and Arnside. There is a well stocked garden centre to enjoy and a bus stop with regular services running. There are countryside walks a plenty to enjoy all around the locality and just a short walk to Arnside train station.



GROUND FLOOR

Entrance Porch - A welcoming entrance into the home and the perfect place to kick off muddy boots and to hang coats.

Hallway - Traditional 1930's stained glazing and an oak door lead invitingly into the hallway with access to the main living areas and the first floor.

Living Room - The inviting living room offers views over the front garden and is filled with natural light emanating through the large bay window. A multi fuel stove sits proudly on a sandstone hearth providing a focal point to the room and ensuring the space is cosy and warm. Wooden flooring leads through here and the remainder of the downstairs living spaces.

Kitchen - Fitted with a range of modern cottage style base and wall units with complementary warm, natural wood work surfaces. A feature Belfast sink sits alongside mosaic splash back tiling. The kitchen also features a breakfast bar with additional base unit storage and is open to the dining room.



Dining Room - Open to the kitchen area and with enough space for a large table or and additional living space. Patio doors lead straight out to the rear garden for sociable al fresco dining in the warmer months. A second multi fuel stove sits on a slate hearth with wooden mantle.

WC - Fitted with a modern suite consisting of a W/C and hand basin with storage underneath. The walls are part tiled with white complementary tiling.

Sun Room - A wonderful additional seating space for morning coffee with sunshine right in to the afternoon. Would also work as a great boot room area to keep the remining home clutter and muck free. Access out to the rear garden.

Utility Store - A really useful store area fitted with light and power and the perfect place for a freezer, tumble dryer of store cupboard.



FIRST FLOOR

Bedroom 1- A spacious double bedroom located at the front of the property with far reaching views towards the Kent Estuary and Arnside.

Bedroom 2 - A second double bedroom with built in cupboards and views over the rear garden.

Bedroom 3 - A single bedroom located at the front of the property which would be equally as useful as a home office or hobby room.

Bathroom - A spacious family bathroom with a modern 4 piece suite consisting of a corner bath, a shower enclosure with a mains fed shower, a vanity basin with storage and a W/C. The walls are fully tiled and include an attractive feature mosaic band.



Externally

At the front of the property is a spacious garden that extends around the side. It has been cleverly zoned to include a patio area, a lawn with pond and a decked area perfect for evening BBQ's while enjoying the sunsets. At the rear of the property is a low maintenance garden including lawned and decked areas (facing South East) with access out to the garage areas. At the side of the property is space to keep a shed and bins.

Useful Information

The garage is located at the rear of the property.

Council Tax - Band D

Mains water, electricity and gas

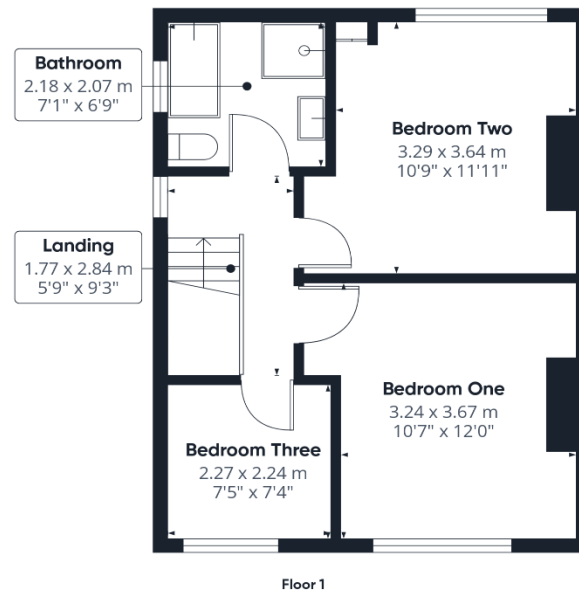
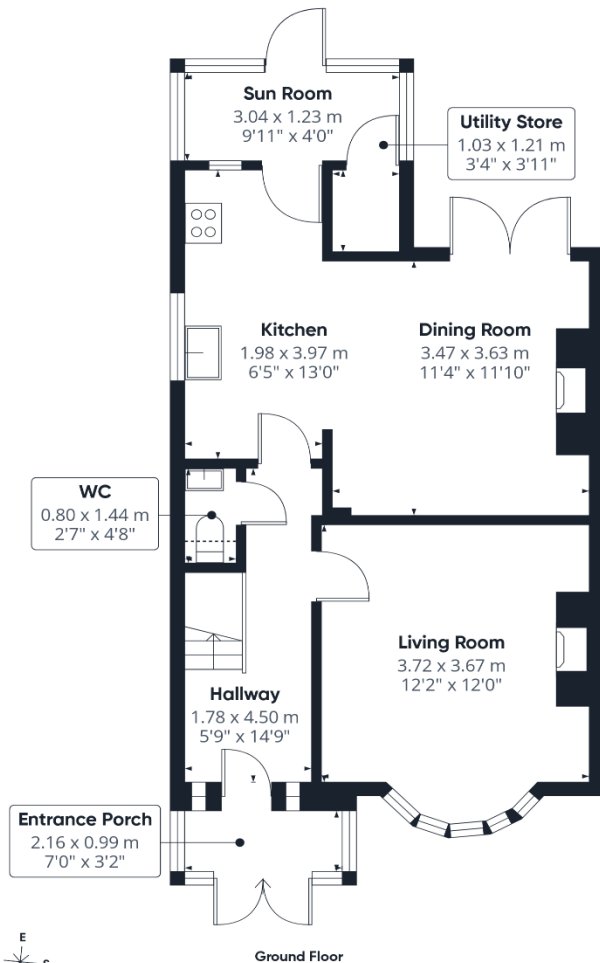
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Approximate total area^m

87.5 m²
941 ft²

Reduced headroom

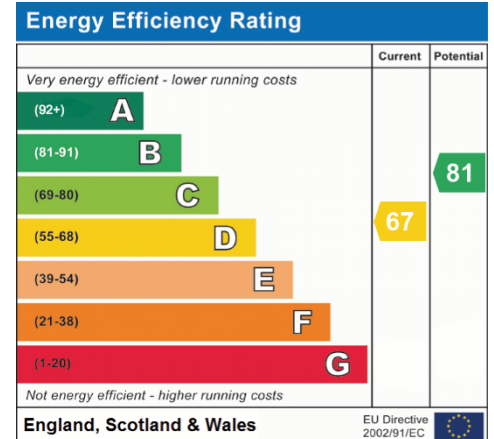
0.2 m²
2 ft²

(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.

GIRAFFE360



Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



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All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.