



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

6a Silverdale Road - Arnside





Features

- Two double bedrooms
- Two bathrooms
- Delightful semi detached bungalow
- Low maintenance gardens
- Located close to local amenities and transport links
- Three parking spaces
- Walking distance to the estuary and promenade

A well appointed, semi-detached bungalow located in a prime position within easy walking distance to the promenade and local amenities. Boasting secluded gardens and three parking spaces, this home is guaranteed to appeal to all. The ground floor offers light and bright accommodation including a generous living room with access out to the gardens, an open plan kitchen/diner, a double bedroom and en-suite shower room which is ideal for single floor living if required and a utility area to keep the home clutter free. On

the first floor is a further double bedroom, a bathroom and a versatile landing area. The surrounding gardens are thoughtfully laid out to be low maintenance and are surrounded by hedging and fencing creating a tranquil private oasis. There are three parking spaces with the property. Arnside is a sought-after village and designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores - one being a few minutes walk away, a doctors

surgery, pharmacy, a primary school, 2 pubs and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster, Manchester, Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies, play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.



GROUND FLOOR

Hallway

A bright and inviting hallway with a white tiled floor offering access to all ground floor rooms.

Living room

A bright living room with direct access out into the gardens. A feature fireplace with sandstone surround and hearth adds a touch of warmth to the room.

Kitchen/ dining

A lovely open room, zoned to create a social space for cooking and dining. The kitchen offers cream shaker style base and wall units with complementary works surfaces and integrated appliances include a waist height oven and an electric hob with cooker hood above. There is space for a dishwasher, fridge and freezer. There is space to accommodate a dining table to seat 6 comfortably while enjoying views through the feature bay window. An oversized white tiled floor flows throughout tying both areas together.

Ground floor bedroom

A ground floor double bedroom with views out through the picture window and out to the rear garden.





En-suite

A modern en-suite with a mains fed shower cubicle, W.C and hand basin. The walls are tiled with a fresh white complete with contrasting grey grouting with a large, inset mirror.

Utility room

Located just off the hallway this is a useful space able to accommodate a washing machine, coats and shoes, with further built-in storage cupboards and shelving. Also housing the boiler. Perfect for keeping the home tidy and clutter free.

FIRST FLOOR

Landing

A versatile and bright space benefitting from a Velux window and side window and room to sit and relax.

Bedroom 1

A spacious double bedroom with a Velux window allowing an abundance of natural light through with a wall of built-in storage.

Bathroom

Consisting of a bath with central taps and a shower attachment, a W.C and hand basin and a heated towel rail.

Externally

A wooden gate leads invitingly through into the front garden offering a low maintenance and private patio surrounded by hedging. The side garden boasts mature planting and hedging with space to sit out and enjoy the peace and quiet with access to the living room. A path leads around to the rear and a shed for storage.



Useful Information

Tenure - Freehold.

Council Tax band - D (Westmorland and Furness Council).

Heating - Gas central heating.

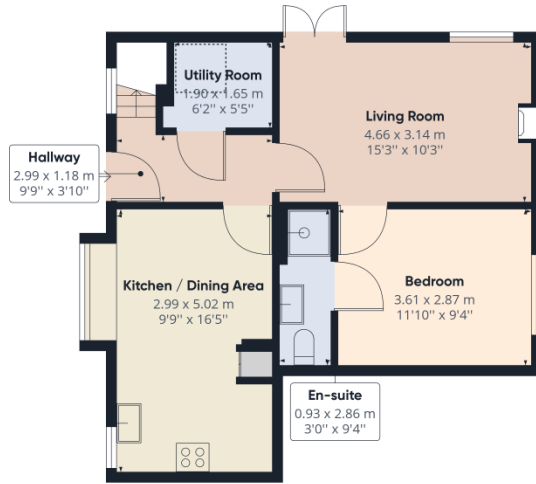
Three parking spaces - one off road, two on private road to the side of property.



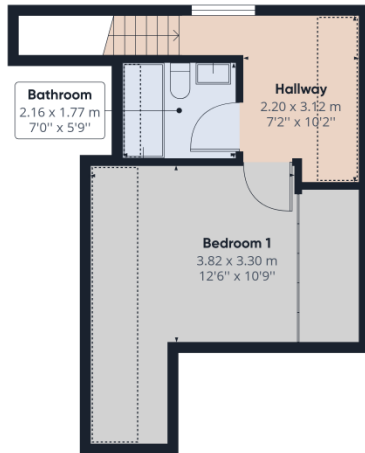
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

82.70 m²
890.21 ft²

Reduced headroom

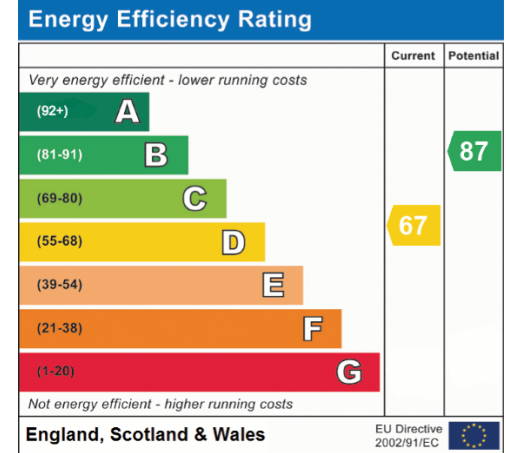
8.23 m²
88.60 ft²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhousestates.co.uk
www.waterhousestates.co.uk



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All rooms have been measured with 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.