



## Arnside

£375,000

Greengarth, 6 Orchard Crescent, Arnside, Cumbria, LA5 0EU

Beautifully renovated and thoughtfully presented by the current owners, this attractive three-bedroom semi-detached home offers stylish yet flexible living spaces. At its heart is a bright open-plan kitchen and dining area, complemented by a separate living room, utility room and two well-appointed bathrooms. The front west-facing aspect allows the house to enjoy wonderfully vivid sunsets throughout the year, filling the living spaces with warm evening light, while the rear of the property greets the day with stunning sunrises. Outside, the wrap-around garden benefits from sunshine from morning through to evening, creating the perfect setting to enjoy outdoor living all day long, right at home. Further features include off-road parking, a garage and a private garden with decking. Tucked away in a quiet cul-de-sac, the property is ideally positioned close to schools, playing fields, the bowling green and a range of local amenities.

### Quick Overview

Three Bedroom Semi-Detached Home  
 Beautifully Presented Throughout  
 Open Plan Kitchen Dining Room with Separate Utility  
 Two Stylish Bathrooms  
 Garage and Off Road Parking  
 Rear Garden with Decking  
 Quiet Cul De Sac Position  
 Close to School, Playing Fields, Bowling Club and Local Amenities  
 Nearby Bus, Rail and M6 Links  
 Ultrafast\* Broadband Available



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Ultrafast\*  
Broadband



Garage & Off  
Road Parking

Property Reference: AR2674



Hallway



Living Room



Living Room



Kitchen Diner

Greengarth is approached via an enclosed porch, providing a practical space for coats and shoes, which opens into a welcoming entrance hallway. From here, stairs rise to the first floor, with useful under-stairs storage cupboards neatly tucked away. A door to the left leads into the living room, a comfortable and inviting front-facing space featuring a built-in TV unit and a wood-burning stove set on a slate hearth with a floating wooden mantel - perfect for cosy evenings. Glazed double doors connect the living room to the open-plan kitchen and dining area, creating a wonderfully flexible layout for both everyday living and entertaining.

The kitchen and dining area is a generous, well-arranged space fitted with a range of wall and base units topped with Oak worktops. Integrated appliances include a fridge freezer, wine fridge and a Neff eye-level oven with separate Lamona Microwave grill above, alongside a Neff induction hob. Additional features include an upright radiator and a ceramic one-and-a-half bowl sink with drainer. A door provides direct access to the rear garden, allowing the space to flow easily outdoors. Leading off the kitchen is a useful utility room with space and plumbing for a washing machine and tumble dryer, which in turn gives access to a ground-floor shower room fitted with a shower enclosure and WC.

Stairs rise to the first-floor landing, which benefits from a loft hatch and a built-in storage cupboard. There are two double bedrooms, both light and comfortable spaces, with the principal bedroom enjoying a pleasant front-facing aspect and the warm glow of evening light as the sun sets. The second double bedroom overlooks the rear garden and bowling green and includes fitted wardrobes and a vanity desk, making it ideal as a main bedroom or guest room. Bedroom three is a well-proportioned single room with open views across the bowling green and towards the playing fields beyond.

The family bathroom is stylishly fitted with a wall-hung vanity sink unit, concealed-cistern WC with tiled inset shelving, and a jacuzzi bath with shower over, complete with rainfall shower head, additional shower attachment and a glass shower screen.

To the front of the property there is ample off-road parking leading to a garage with an up-and-over door. A side gate provides access to a side patio and continues around to the rear, where the wrap-around garden is laid mainly to lawn with a decked seating area.



Kitchen Diner



Kitchen Diner



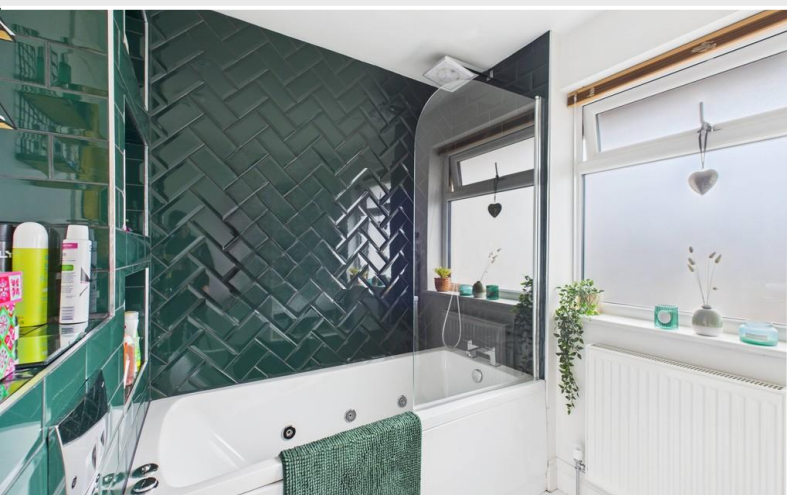
Kitchen Diner



Bedroom Three



Bedroom Two



Bathroom

The garden enjoys sunshine from morning through to evening, with beautiful sunrises to the rear and the opportunity to enjoy outdoor living throughout the day, all within the privacy of your own home.

#### Accommodation (with approximate dimensions)

**Living Room** 17' 2" x 11' 1" (5.23m x 3.38m)

**Open Plan Kitchen Dining Room** 27' 11" x 8' 5" (8.51m x 2.57m)

**Utility Room** 8' 4" x 4' 7" (2.54m x 1.4m)

**Downstairs Shower Room** 8' 3" x 2' 10" (2.51m x 0.86m)

**Bedroom One** 11' 10" x 9' 6" (3.61m x 2.9m)

**Bedroom Two** 10' 2" x 9' 3" (3.1m x 2.82m)

**Bedroom Three** 9' 1" x 7' 2" (2.77m x 2.18m)

**Bathroom** 6' 6" x 7' 1" (1.98m x 2.16m)

**Garage** 9' 3" x 17' 10" (2.82m x 5.44m)

**Property Information** Freehold (Vacant possession upon completion).

**Council Tax Band D** Westmorland and Furness Council.

**Services** Mains gas, electricity, water and drainage. Ultrafast\* broadband available

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

**Directions** From the Hackney and Leigh Arnside Office, continue along The Promenade bearing left past The Albion pub onto Silverdale Road. Take the 2nd left onto Orchard Road and follow the road around the to the right. Orchard Crescent is the first left after the bend and Greengarth can be found in the corner on the right hand side.

**What3Words** ///severe.regard.petulant

**Viewings** Strictly by appointment with Hackney & Leigh.



Aerial



Bedroom One



Rear Garden



Rear Garden



Greengarth

**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).

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 761806** or request online.

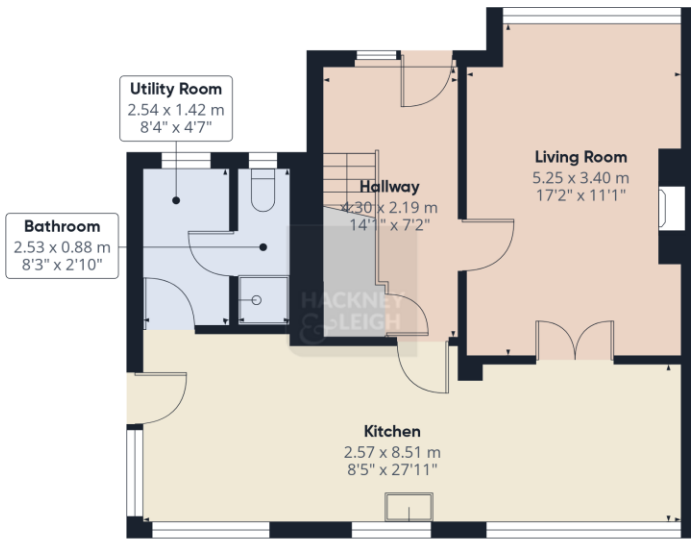


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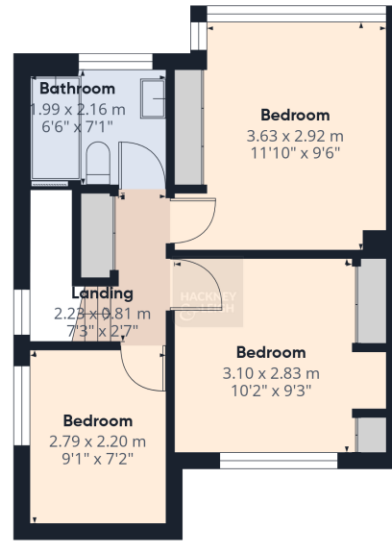


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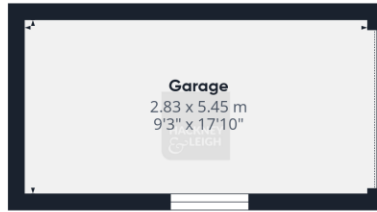
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
107.9 m<sup>2</sup>  
1162 ft<sup>2</sup>

(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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