



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

24 Plantation Avenue – Arnside





Features

- Modernised two-bedroom semi-detached bungalow
- Thoughtfully upgraded by the current vendors and arranged over two floors
- Modern kitchen/dining area with integrated appliances and garden access
- Ground floor shower room and first-floor cloakroom
- Principal bedroom enjoying attractive estuary views

An excellent opportunity to purchase a modernised two-bedroom semi-detached bungalow in sought-after Arnside, upgraded by the current vendors, with well-presented accommodation, parking, gardens and attractive estuary views. Entering via the generous front porch, there is useful space for coats and shoes before leading into the light and welcoming hallway. The comfortable living room enjoys a large front-facing window and feature fireplace, creating a warm and relaxing space. To the rear, the modern kitchen and dining area form a sociable space with contemporary units, ample worktop space and integrated appliances. There is space for a fridge/freezer and slimline dishwasher, with the sink beneath a window overlooking the garden. The dining area has space for a

family table and a door leading outside. A modern shower room completes the ground floor, fitted with a walk-in shower, vanity wash hand basin and WC, with contemporary tiling and heated towel rail. Upstairs, the landing leads to both bedrooms and the cloakroom, with a large window and useful eaves storage. The principal bedroom enjoys attractive rear-facing estuary views, while bedroom two offers useful built-in and eaves storage. The modern cloakroom serves both bedrooms and includes a vanity wash hand basin and WC. Externally, there is off-road parking to the front, with a landscaped rear garden featuring paved seating areas, planted borders and established shrubs, providing an attractive space for relaxing and entertaining. Arnside is a popular seaside village within a designated Area of

Outstanding Natural Beauty. The village offers a wonderful blend of coastal scenery, community spirit and everyday convenience, with amenities including the renowned Arnside Chip Shop, two grocery stores (one only a short walk away), a doctors' surgery, pharmacy, primary school, two pubs, a stylish new bar and eatery, and a selection of coffee shops. Transport links are excellent, with a train station offering access to Lancaster, Manchester, Manchester Airport and the West Coast, a regular bus service, and the M6 motorway just 15 minutes away. The village also enjoys a vibrant community with numerous groups and clubs, including playgroups, crown green bowling, tennis courts, a popular sailing club, and both football and cricket clubs.



GROUND FLOOR

Entrance Porch - A generous entrance porch to the front of the property, providing access from the driveway and offering a bright, welcoming space with useful room for removing shoes and hanging coats.

Hallway - A light and bright entrance hallway providing access to the ground floor accommodation, with stairs rising to the first floor and a generous under-stairs storage cupboard offering excellent practical storage.

Kitchen/Dining Room - The kitchen and dining room form a lovely sociable space, with the modern kitchen fitted with a range of sleek wall and base units, ample worktop space and integrated appliances. There is space for a fridge and freezer, a slimline dishwasher and a stainless-steel sink positioned beneath a window overlooking the rear. The adjoining dining area provides plenty of room for a family dining table and chairs, with a door leading directly out to the garden. The attractive wooden flooring runs throughout, creating a warm and inviting finish.

Living Room - A bright and welcoming living room with ample space for comfortable seating and family furniture. A large front-facing window allows plenty of natural light into the room, while the feature log burner fireplace provides an attractive focal point. Neutral décor creates a warm and versatile space for relaxing and entertaining.



Shower Room - Located on the ground floor, the modern shower room is fitted with a large walk-in shower enclosure, wash hand basin with vanity storage and WC. Finished with contemporary marble-effect wall tiling and complemented by a heated towel rail.

FIRST FLOOR

Bedroom One - A well-presented double bedroom positioned to the rear of the property, enjoying attractive elevated estuary views. The room provides ample space for a double bed and bedroom furniture, with a large window allowing plenty of natural light.

Bedroom Two - Bedroom two is a bright and versatile room with a large window providing plenty of natural light. There is useful built-in storage, together with additional eaves storage providing practical space for keeping belongings neatly tucked away.

Cloakroom - A useful cloakroom serving the bedrooms, fitted with a modern wash hand basin with vanity storage and WC. The room is finished with contemporary wall tiling and benefits from a heated towel rail.

Landing - The first-floor landing provides access to both bedrooms and the cloakroom, with a large window bringing in plenty of natural light. Useful eaves storage is also available, providing additional space for belongings.

Garage - The garage is accessed via an electric up-and-over door and provides excellent additional space, with plumbing and connections for a washing machine and space for a tumble dryer. Offering useful storage, it would also make an ideal workshop or hobby space.

Externally

The property benefits from a generous paved front driveway providing ample off-road parking and access to the detached garage, with established planted borders adding colour and kerb appeal. To the rear, the beautifully landscaped garden features a substantial paved seating area, raised planted borders and established shrubs, creating a lovely outdoor space for relaxing and entertaining. The garden offers a good degree of privacy and plenty of potential for a variety of uses.



Useful Information

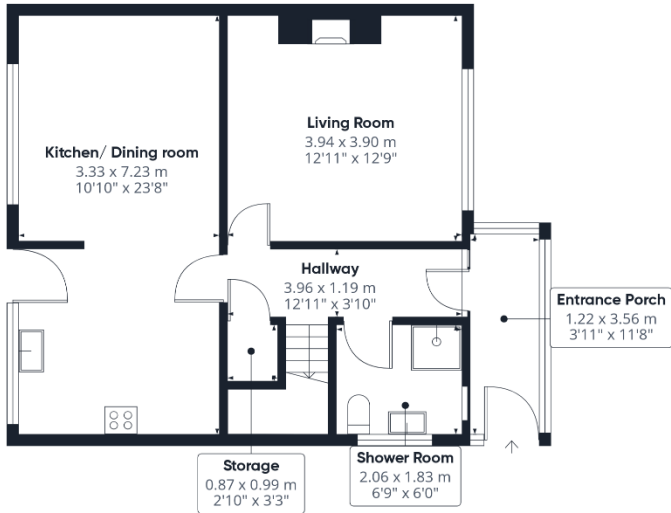
House built - 1970's.
Tenure - Freehold.
Council tax band - C (Westmorland and Furness Council).
Heating - Gas central heating (installed 2023).
Re-wired in 2023.
Drainage - Mains.
What3Words location - ///finishing.writings.bookshop.



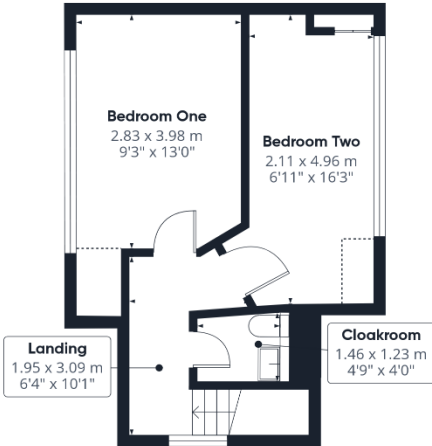
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

96.4 m²
1038 ft²

Reduced headroom

1.3 m²
14 ft²

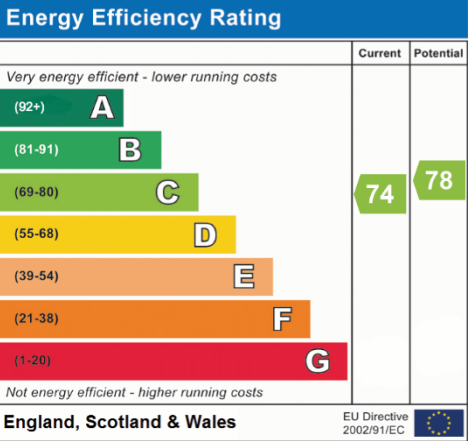
(1) Excluding balconies and terraces

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



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