



# Arnside

£335,000

36 Plantation Avenue, Arnside, Cumbria, LA5 0HX

36 Plantation is a well-presented semi-detached home offering comfortable and flexible accommodation. The property includes two bedrooms and a bright sun room, which could also be used as a guest room or additional living space.

There is a neatly appointed kitchen and dining room, together with a garage and off-road parking. An enclosed garden provides private outdoor space, and the property enjoys pleasant views at the rear towards the Kent Estuary and the Cumbrian fells beyond.

## Quick Overview

Village Location with Estuary and Fell Views to the Rear

Semi Detached House

Beautifully Presented

Two Reception Rooms

Gardens Front and Rear

Off Road Parking and Garage

Modern and Bright Throughout

Located in Arnside and Silverdale AONB

Close To Local Amenities

Ultrafast Broadband 1000mbps\*



2



1



3



D



Ultrafast\*  
Broadband



Garage & Off  
Road Parking

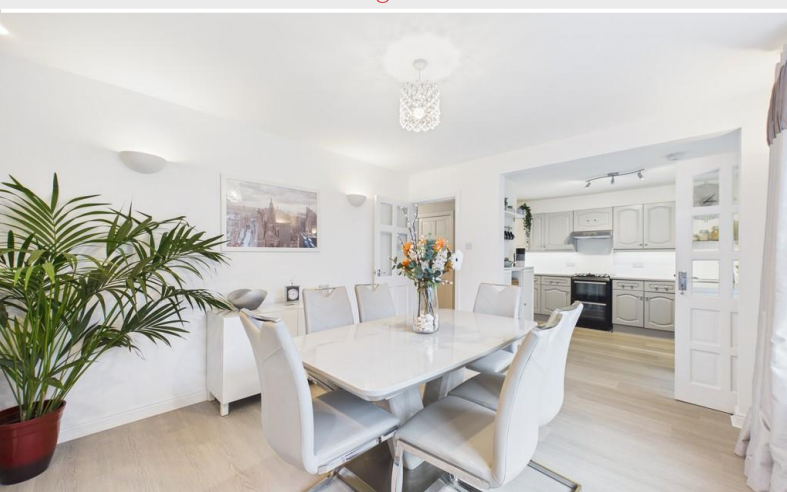
Property Reference: AR2676



Living Room



Living Room



Dining Room



Kitchen

Step inside to a bright and welcoming entrance hallway, to the left is a modern bathroom, fitted with a bath and shower over, a pedestal hand basin, W.C., and attractive tiling, creating a clean and fresh space. To the right, the living room overlooks the front of the property and benefits from a large box bay window, filling the room with natural light. A stone fireplace forms a subtle focal point, featuring a coal-effect gas fire and built-in TV shelving. The hallway also features a handy under-stairs cupboard, ideal for storage.

At the rear of the property, a bright open-plan dining room and kitchen offer a spacious area for family life and entertaining. The dining area includes fitted display furniture and a large window overlooking the rear garden, making it a welcoming space for meals and gatherings. The kitchen is well-equipped with a range of wall and base units, worktops, a freestanding double oven and hob with extractor hood, space for an under-counter fridge and freezer, and plumbing for a washing machine and dishwasher. A stainless steel one-and-a-half bowl sink sits beneath a window that looks through to the sun room. The sun room enjoys large windows and a glazed door opening onto the garden, making it a light-filled space that could also serve as a home office or play room.

Upstairs, the staircase includes a ladder giving access to useful eaves storage and cupboards. The landing provides additional built-in storage and a space suitable for a study area. Bedroom Two enjoys views towards the Cumbrian Fells, offers ample space for a double bed, and includes eaves storage. Bedroom One is a light and airy double room with further eaves access, creating a comfortable retreat.

Externally, the property offers a driveway to the front leading to the garage, alongside a lawned front garden with mature shrubs and trees. Pedestrian access from the garage leads to the enclosed rear garden, which is thoughtfully arranged with patio seating areas, raised beds, a lawn, and a variety of mature trees and shrubs, all screened by fencing for privacy. This well-presented home combines practical family living with flexible spaces and a pleasant garden, ideal for both relaxing and entertaining.



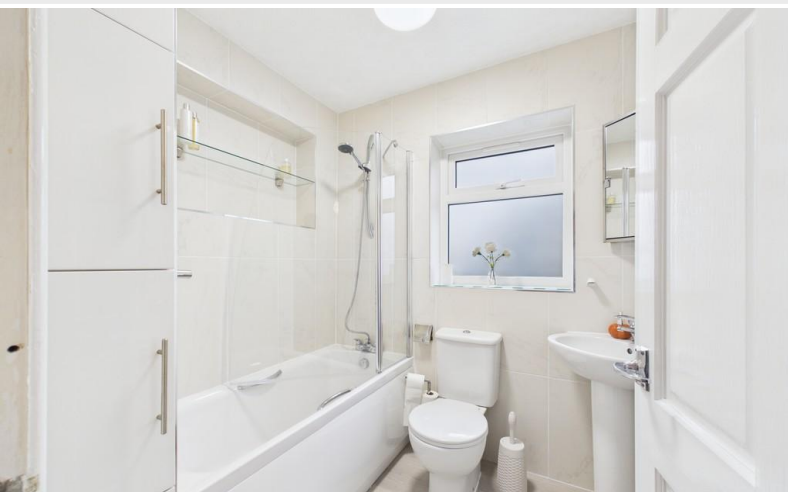
Dining Room from the Kitchen



Sun Room



Sun Room



Family Bathroom



Upstairs Landing



Bedroom Two

### Accommodation (with approximate dimensions)

Entrance Hallway 15' 11" x 3' 11" (4.85m x 1.19m)

Kitchen 11' 3" x 10' 3" (3.43m x 3.12m)

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

Sun Room / Guest Room 8' 9" x 11' 6" (2.67m x 3.51m)

Living Room 14' 5" x 13' 0" (4.39m x 3.96m)

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

Bedroom One 9' 4" x 17' 0" (2.84m x 5.18m)

Bedroom Two 6' 8" x 13' 10" (2.03m x 4.22m)

Garage 18' 7" x 8' 3" (5.66m x 2.51m)

### Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water, drainage 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 ///trips.forces.slowness

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 36 can be found on the left hand side.

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom One



Views



Front Garden



Rear Garden (Feburary 2025)

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# Plantation Avenue, Arnside, Cumbria, LA5

Approximate Area = 1099 sq ft / 102.1 sq m

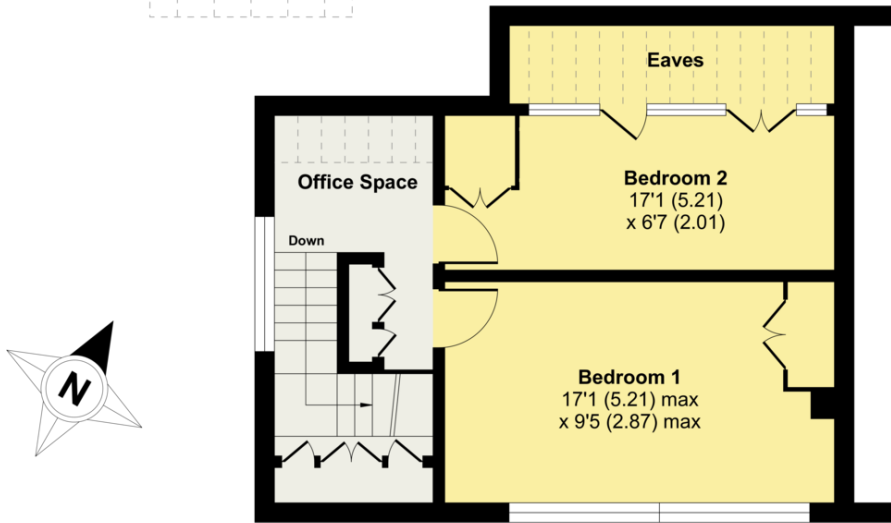
Limited Use Area(s) = 66 sq ft / 6.1 sq m

Garage = 153 sq ft / 14.2 sq m

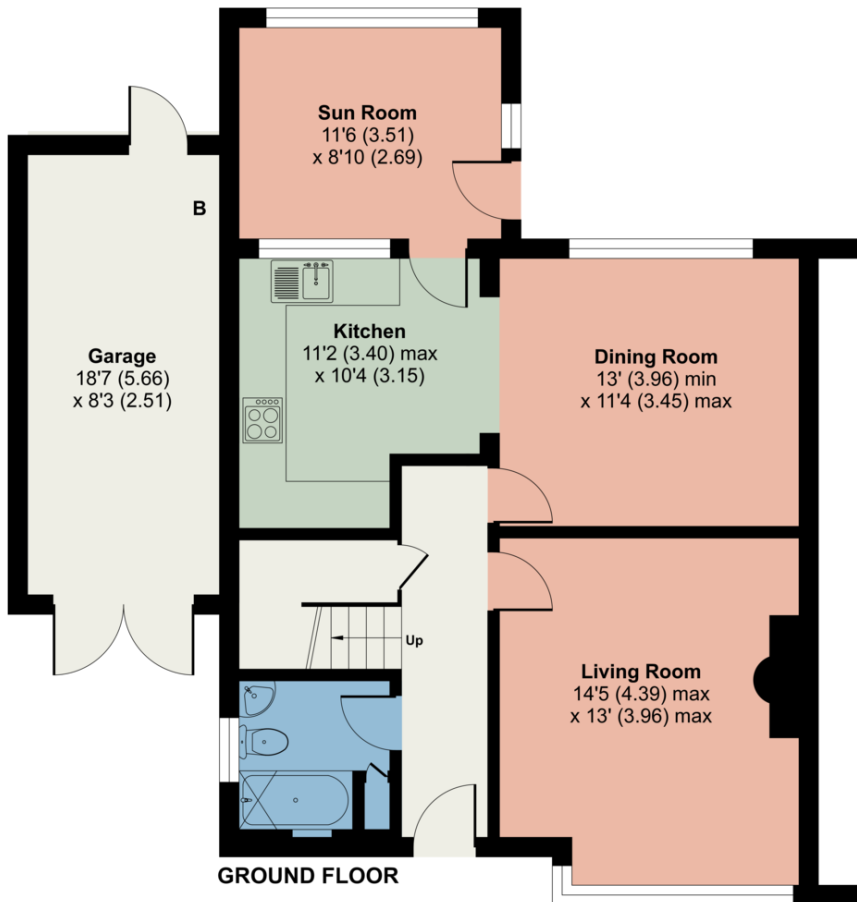
Total = 1318 sq ft / 122.4 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1011556

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