





Features

- Spectacular elevated views
- Modern apartment in a popular location
- Two double bedrooms
- Off road parking
- Fully modernised throughout
- Low maintenance gardens to enjoy

If you are looking for a home benefitting from two double bedrooms, a modern kitchen and bathroom, private outdoor space in a quiet location with stunning views to top it all off - this may very well be the home for you! Whether you are starting out on the property ladder, looking to downsize or seeking a low maintenance second home this home is sure to suit a multitude of buyers. Situated on the first floor where the fantastic views are most prevalent, this charming home boasts plenty of fitted storage space with

generous light and bright rooms. The property is key-turn ready with modern decoration and fittings throughout. At the rear is a spacious, low maintenance, sun trap garden with space for parking for two vehicles. 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.



Living room

3.34m x 4.56m (10' 11" x 15' 0") The contemporary and spacious living room boasts two feature alcoves to either side of the chimney breast that houses a feature electric fire upon a slate hearth. Beautiful elevated views are afforded through the large picture window to the rear of the property over surrounding countryside.

Kitchen/ diner

2.82m x 3.34m (9' 3" x 10' 11") A light and bright room with spectacular views across the surrounding countryside and toward the fells. A modern kitchen with an abundance of cream shaker style base and wall units with light work surfaces and space for a cooker, washing machine and tall fridge freezer. There is also space for a table to seat four for more formal meals.

Bedroom 1

3.31m x 3.64m (10' 10" x 11' 11") A good sized bright double bedroom with a wall of fitted wardrobes. Facing the front of the property and benefitting from fantastic views towards the estuary.

Bedroom 2

2.6m x 3.33m (8' 6" x 10' 11") A double bedroom facing the front of the property with open elevated views towards the estuary.

Bathroom

1.64m x 2.35m (5' 5" x 7' 9") With a fully tiled floor and subway style wall tiling, the bathroom is modern and sleek. Consisting of a WC, hand basin within a vanity unit for storage, a bath with an electric shower over head. A large frosted glass window allows an abundance of natural light through with a tall heated towel rail.





Externally

To the front of the property is a shared driveway at the side leading down to the parking for the property and generous rear garden. The garden is low maintenance and located at the end having been recently landscaped to make the most of the space. Decorative fencing and mature hedging screens the area creating private and secluded outdoor space with two sheds for storage, a hard standing area perfect for a table and chairs and further space to really make it your own.

Useful Information

Council Tax Band - B.

Heating - Electric central heating.

Water - Mains.

Drainage - Mains.

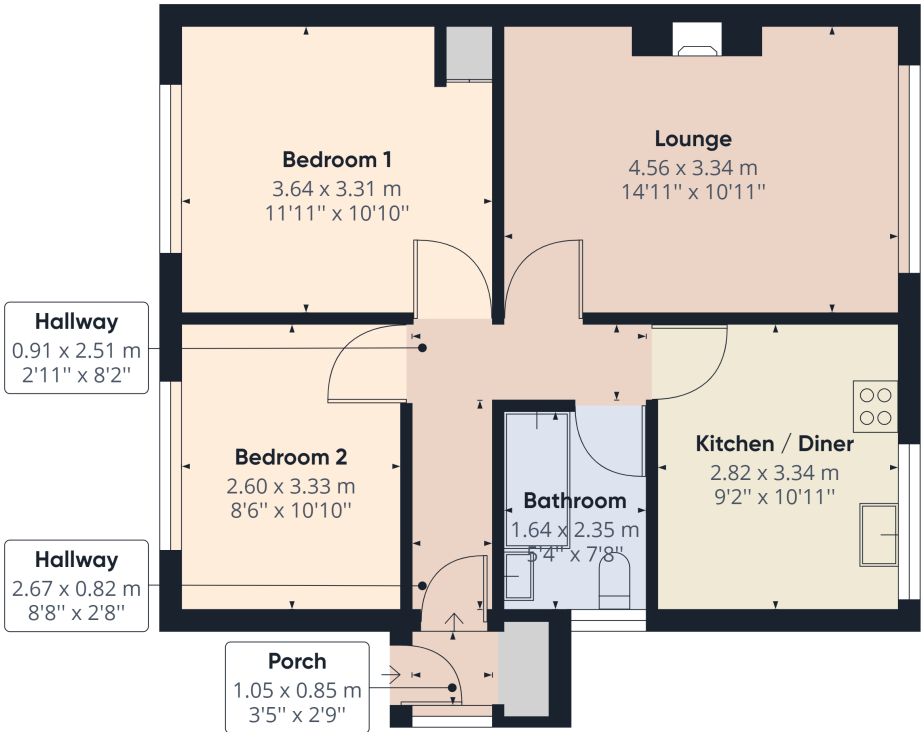
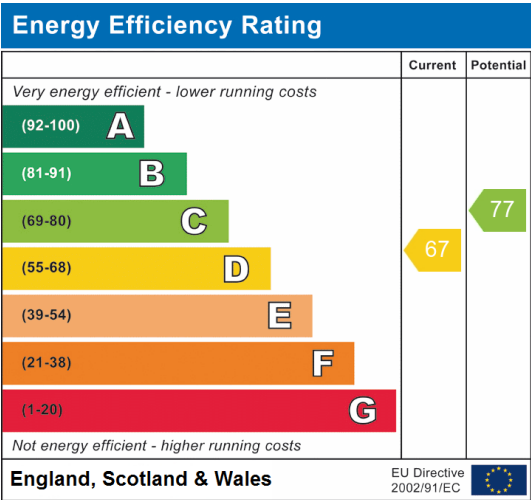
Leasehold - approx. £350 per annum.



WATERHOUSE
ESTATE AGENTS



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Approximate total area⁽¹⁾
610.35 ft²
56.70 m²

(1) Excluding balconies and terraces

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
Cumbria LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk

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