



ASH COTTAGE, 51 BLACK DYKE ROAD, ARNSIDE, CARNFORTH, CUMBRIA, LA5 0HZ  
**£355,000**

**MILNE MOSER**  
SALES + LETTINGS



ASH COTTAGE, 51 BLACK DYKE ROAD  
ARNSIDE  
CARNFORTH  
LA5 0HZ



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GARAGE &  
PARKING

#### OVERVIEW

Having a versatile layout and an elevated position this semi-detached dormer bungalow will appeal to a range of buyers and has lovely views over countryside towards Carr Bank and Fairy Steps. On the ground floor is a good sized lounge with views plus a modern dining kitchen, there are two double bedrooms - one of which could be used as a second lounge or dining room if required plus a bathroom. On the first floor are two further double bedrooms and a cloakroom/WC. The front garden is perfect for admiring the views and there is driveway parking and a good sized garage at the rear. Having been recently redecorated, re-carpeted and updated, the property is ready to move into and is offered with no onward chain. Located on the fringes of Arnside with countryside walks on the doorstep, good access to the train station and historic Promenade.

#### ACCOMMODATION

From Black Dyke Road, steps lead up through the well planted front garden to the UPVC double glazed porch.

#### PORCH

Having an excellent view, a radiator and a ceiling light. Glazed door and window into the hallway.

#### HALL

Stairs lead to the first floor and there is a radiator and two ceiling lights. Understairs cupboard.







#### LOUNGE

11' 11" x 14' 11" (3.64m x 4.54m)

A double glazed window faces the front with outlook over the local train line towards open fields and Fairy Steps. Recessed gas fire with contemporary pebble style bed, storage and TV surface to one side, a ceiling light and radiator.

#### KITCHEN DINER

11' 11" x 12' 7" (3.64m x 3.84m)

Updated with sleek white gloss base and wall units, wood grain effect worktops and a stainless steel one and a half bowl sink with drainer. There is an electric hob with canopy above, an electric oven plus space for a fridge freezer. Vertical radiator, a ceiling light and space for a central family table.

#### REAR PORCH/UTILITY

8' 5" x 7' 10" (2.56m x 2.38m) max

UPVC double glazed to two sides plus an external door to the rear yard. Plumbing for a washing machine, wall mounted Viessmann boiler, a ceiling light and radiator.

#### BEDROOM/DINING ROOM

9' 11" x 15' 2" (3.01m x 4.62m)

A good sized double bedroom or an excellent dining room, perfect for social get togethers. A UPVC double glazed window faces the rear aspect and there is a ceiling light and radiator.

#### BEDROOM

9' 11" x 12' 4" (3.01m x 3.76m)

Enjoying the lovely view at the front, the second double bedroom has a UPVC double glazed window, a ceiling light and radiator. Another versatile room that could double up as a home office or second TV room.

#### BATHROOM

6' 4" x 8' 7" (1.92m x 2.62m)

Frosted UPVC double glazed window to the rear aspect. Fully tiled and fitted with a bath with shower above, a pedestal wash hand basin and a WC. There is a heated towel rail, downlights to the ceiling, a shaver point and extractor. Built-in shelved cupboard.

#### LANDING

Ceiling light.





#### BEDROOM

13' 6" x 14' 8" (4.13m x 4.48m) max. Some restricted head height. A UPVC double glazed dormer window faces the front aspect and has a lovely view. There is a built-in double wardrobe with mirrored sliding doors, matching shelving, a radiator and ceiling light. Access to eaves storage.

#### WC

5' 7" x 5' 0" (1.71m x 1.53m). Some restricted head height. Velux rooflight to the rear elevation. Fitted with a wash hand basin and WC, there is a vanity light with shaver point and a radiator.

#### BEDROOM

11' 9" x 17' 2" (3.59m x 5.24m). Some restricted head height. The fourth double bedroom has a large Velux rooflight with 180 degree view, a radiator and ceiling light. Low level cupboards, access to the loft and eaves storage.

#### EXTERNAL

At the front of the property is a sloping lawned front garden bounded by terraced beds, evergreens and shrubs. Wood edged steps lead to the side and into the rear courtyard. A seating area at the front is perfect for admiring the lovely view. The rear courtyard is low maintenance and has a tap and side access into the garage and onto the driveway. The long driveway has space for a number of vehicles in tandem and there is a shrub border running alongside. To the side of the garage is a greenhouse.

#### GARAGE

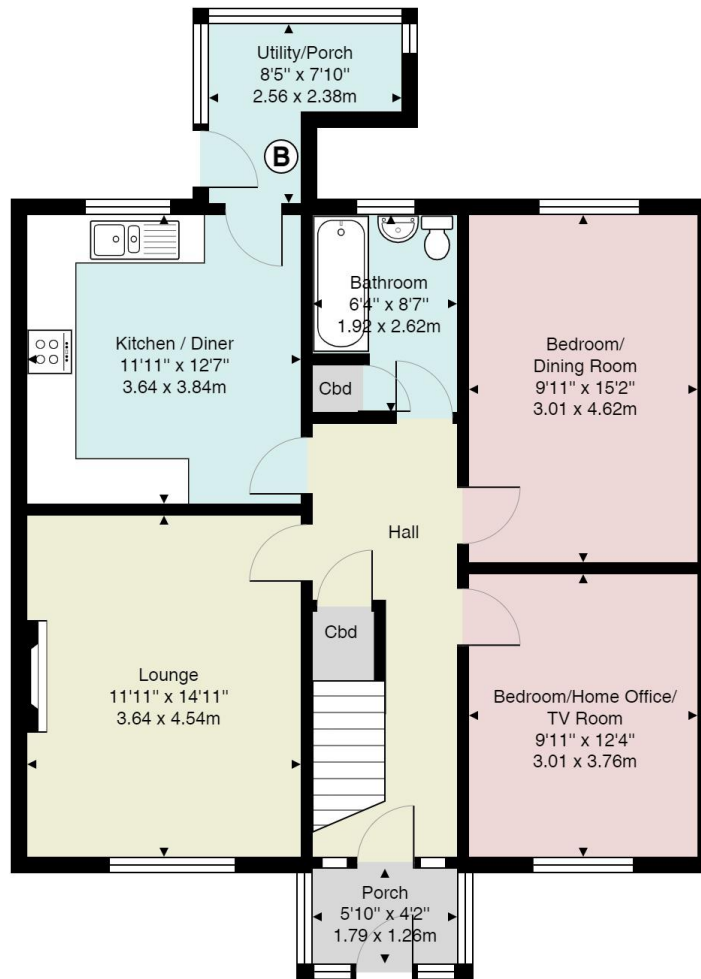
19' 3" x 14' 3" (5.87m x 4.34m)

Having an up and over door, window to the side, power and light.

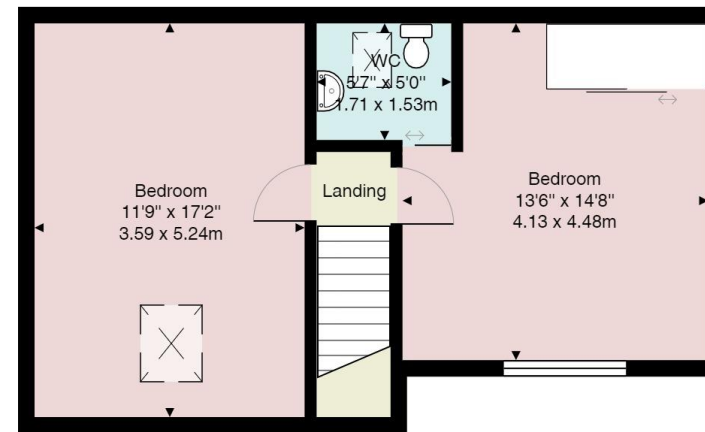
#### DIRECTIONS

Leaving Milnthorpe on Park Road, pass Booths Supermarket, the play park and Dallam Tower Estate. Continue past Sandside, Storth and Carr Bank and on reaching the railway bridge, turn left onto Black Dyke Road. Continue past Briery Bank and Swinnate Road. The property is located to the right hand side towards the end of Black Dyke Road. The parking is accessed via the cul de sac just after the property and following around to the rear. [what3words.com/wiggling.cubes.respect](http://what3words.com/wiggling.cubes.respect)





Ground Floor



1st Floor

Approx. Total Area: 1371 ft<sup>2</sup> ... 127.3 m<sup>2</sup>

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only









#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



#### ARRANGE A VIEWING

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