



4 LAWRENCE DRIVE, ARNSIDE, CARNFORTH, CUMBRIA, LA5 0BJ
£300,000

MILNE MOSER
SALES + LETTINGS

- Popular Village Location within An Area of Outstanding Natural Beauty
- Renovation Required Throughout
- Good Sized Accommodation
- Viewing Essential



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GARAGE &
PARKING

OVERVIEW

With excellent potential and a cul de sac location, this deceptively spacious detached property is available with no onward chain and is waiting for the next occupants to make their own. Requiring updating and modernisation, the property has fantastic scope - there is a generous lounge diner and separate dining room which could easily be a third bedroom if required. There is a ground floor WC and a handy porch has been added at the side. Both bedrooms are doubles and have built in wardrobes and one has a pleasant view over rooftops towards woodland. Externally, the property has gardens at the front and rear plus off road parking and a garage.

ACCOMMODATION

From the driveway, a glazed front door leads into the hallway. Light and bright, the hallway has an internal door to the garage and stairs to the first floor. The WC is at the rear, a useful second facility and fitted with a coloured two piece suite. Moving into the generous lounge diner, there is a large picture window overlooking the cul de sac at the front and it is easy to imagine relaxing and dining within the space. The kitchen leads off the lounge diner and is fitted with wood style units, marble effect worktops and a stainless steel sink. There is space for an electric cooker, plumbing for a washing machine and space for an undercounter fridge or freezer. A serving hatch opens into





the dining room and there is a glazed porch at the side leading to the rear and front gardens.

Accessed from the hallway, the dining room is a versatile room - equally suited to an office, hobby room or ground floor bedroom if required.

From the first floor landing, doors lead to the two double bedrooms and bathroom plus there is access to the loft space. The bedrooms are both good sized doubles and each has an excellent range of built in wardrobes. The front bedroom has a pleasant outlook over rooftops towards woodland. The bathroom sits between the two bedrooms - fitted with a traditional coloured suite and having a built-in airing cupboard housing the hot water cylinder.

Externally, there are garden spaces both at the front and rear. There is off road parking on the driveway and access to the garage. Having an up and over door, the garage has lights plus a window and pedestrian door at the rear. The terraced rear garden is partly flagged and offers excellent scope to landscape to your own design.

DIMENSIONS

Lounge Diner 18' 2" x 12' 4" (5.54m x 3.76m)

Dining Room 9' 4" x 10' 0" (2.84m x 3.06m)

Kitchen 8' 4" x 13' 4" (2.54m x 4.06m)

Side Porch 4' 2" x 8' 8" (1.28m x 2.63m)

Bedroom 10' 3" x 9' 6" (3.12m x 2.89m) minimum excluding wardrobes

Bedroom 10' 4" x 10' 0" (3.14m x 3.06m) excluding wardrobes



DIRECTIONS

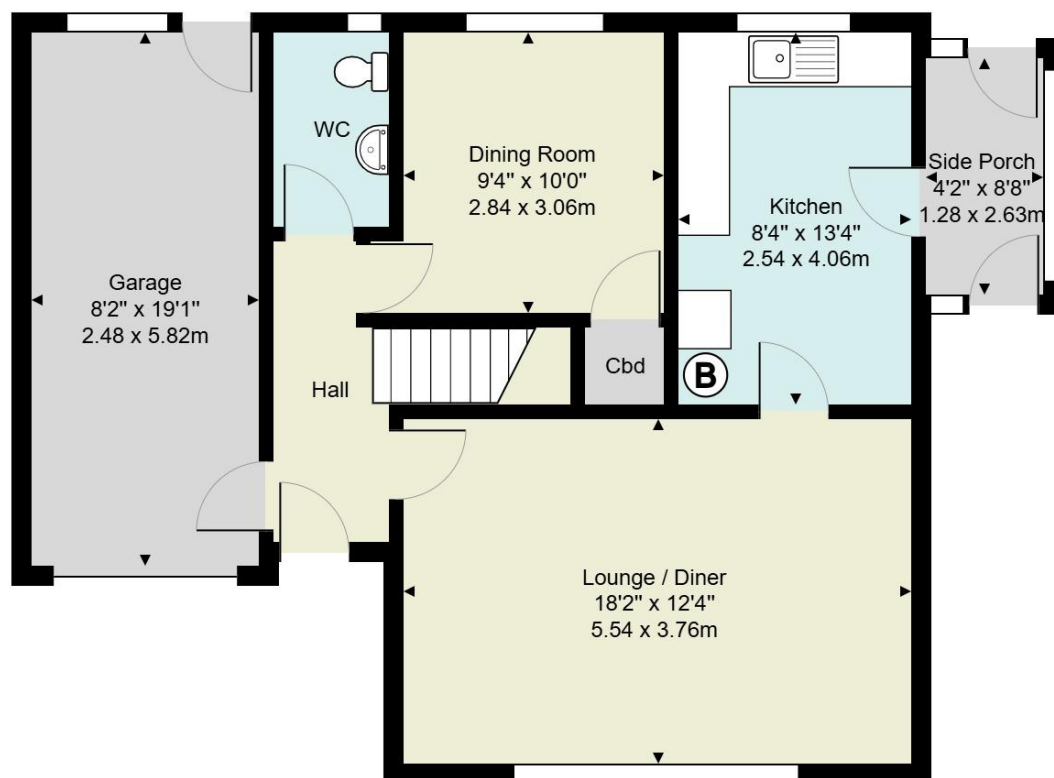
Leaving Milnthorpe on Park Road, continue past Booths Supermarket and Dallam Estate. Continue through Sandside and past Storth and Carr Bank. On reaching the railway bridge, turn right towards Arnside Prom, following along the front and then left onto Silverdale Road by The Albion. Continue up Silverdale Road and then turn right onto Redhills Road opposite the shop. Lawrence Drive is a turning to the left with the property being located in the first cul de sac on the right.

what3words.com/agency.lawful.boast

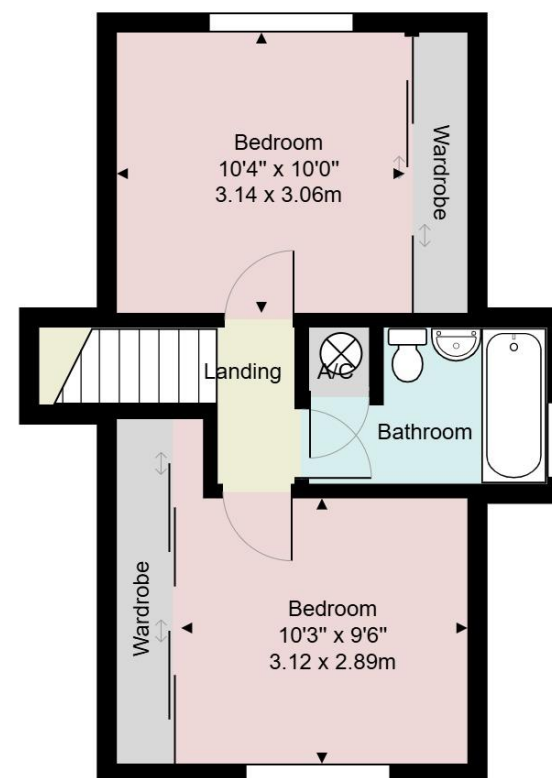








Ground Floor



1st Floor

Approx. Total Area: 1118 ft² ... 103.9 m²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Anti-Money Laundering (AML) Regulations – Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

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To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage. The central heating is oil fired however the boiler is currently non-functioning

Tenure: Freehold

Council Tax Band: E

EPC Grading: F

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