

Arnside

£350,000

The Bungalow, Redhills Road, Arnside, Cumbria, LA5 0AT

A charming two-bedroom semi-detached bungalow nestled in the sought-after village of Arnside, perfectly placed to enjoy a wealth of scenic countryside and coastal walks right from the doorstep.

The property offers off-road parking, a garage, and a delightful garden space, ideal for relaxing or entertaining. With scope for modernisation, it provides a wonderful opportunity to create a home tailored to individual tastes and lifestyle.

Quick Overview

- Semi-Detached Bungalow
- Two Bedrooms
- Garage and Off Road Parking
- Quiet Location
- Walks From the Doorstep
- Close to Transportation Links
- Sought After Location
- Room for Improvement
- Close to Local Amenities
- Ultrafast* Broadband



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TBC



Ultrafast*
Broadband



Garage & Off
Road Parking

Property Reference: AR2680



The Bungalow



Living Dining Room



Kitchen



Bathroom

The Bungalow is entered via a practical entrance porch, offering useful space for the storage of shoes and coats, and leading directly into the main living area. The living room is a bright and inviting space, benefiting from a patio door that opens out onto the garden, allowing for plenty of natural light. There is ample room for both seating and a dining table, while a feature gas stove, set on a hearth with a wooden surround, provides a cosy focal point.

From here, an inner hallway gives access to the remaining accommodation. The first room on the left is the kitchen, which is fitted with a range of wall and base units with work surfaces over. It includes a stainless steel sink and drainer, tiled splashbacks, and a wall-mounted gas boiler. There is space and plumbing for a washing machine, along with an electric oven, four-ring gas hob, and extractor hood above, making it a practical and functional cooking space.

Continuing along the hallway, the bathroom is also located on the left and comprises a low-level WC, pedestal wash hand basin, and a bath with shower over. The walls are partly tiled, offering both practicality and ease of maintenance.

Situated opposite the bathroom is bedroom two, a well-proportioned double room with space for freestanding furniture. At the end of the hallway is bedroom one, a comfortable main bedroom which benefits from built-in cupboards and a window enjoying pleasant views towards the estuary and viaduct.

Externally, the property enjoys an enclosed front garden, featuring a patio seating area ideal for outdoor relaxation, along with a variety of mature trees and shrubs that provide a sense of privacy and greenery. To the rear, there is a lawned area which can be utilised for off-road parking if required, in addition to a detached garage offering further storage or parking options.

The Bungalow is accessed via a private road, which serves this property as well as the neighbouring Beach Mount properties, adding to the sense of seclusion and exclusivity.

Accommodation (with approximate dimensions)

Living Dining Room 11' 5" x 19' 3" (3.48m x 5.87m)

Kitchen 7' 5" x 7' 9" (2.26m x 2.36m)

Bedroom One 9' 6" x 16' 3" (2.9m x 4.95m)

Bedroom Two 12' 8" x 9' 2" (3.86m x 2.79m)

Bathroom 7' 0" x 6' 4" (2.13m x 1.93m)

Garage 19' 10" x 9' 11" (6.05m x 3.02m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band D Westmorland and Furness Council

Services Mains gas, water and electricity. Drainage via septic tank.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Directions From the Arnside Office proceed along The Promenade, bearing left past The Albion pub onto Silverdale Road. Follow the road up the hill, turning right onto Redhills Road opposite Anthony's Village Store. The entrance to Beachmount can be found a little way along on the right, just past the entrance to The Slipway, with The Bungalow being the first property.

What3Words [///undertook.boggles.class](https://www.what3words.com/undertook.boggles.class)

Viewings Strictly by appointment with Hackney & Leigh.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



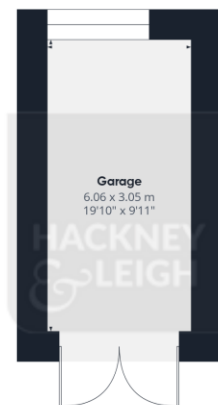
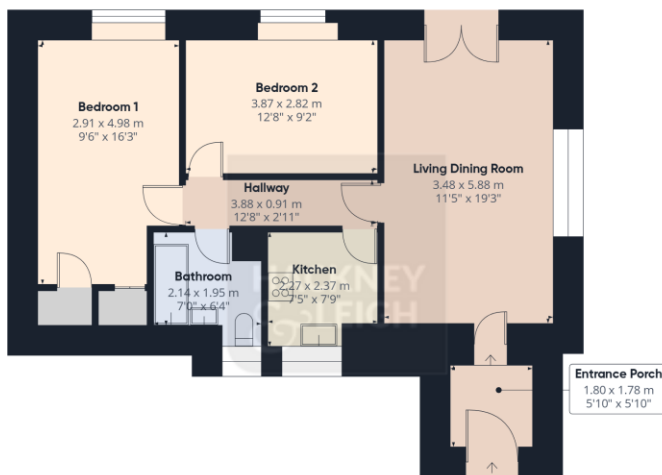
Views



Garden



Garden



Approximate total area⁽¹⁾
83.7 m²
902 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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