



5 ORCHARD CRESCENT, ARNSIDE, CARNFORTH, LA5 0EU
£293,000

MILNE MOSER
SALES + LETTINGS

5 ORCHARD CRESCENT ARNSIDE CARNFORTH LA5 0EU



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GARAGE &
PARKING

OVERVIEW

Positioned towards the corner of a quiet cul de sac yet within easy reach of Arnside Prom, shops and restaurants, this three bedroom semi detached house has a lot to offer. The angled plot has excellent driveway parking at the front and a pretty garden space whilst the rear garden is well balanced with the accommodation and has space for play and produce. The ground floor is well laid out with a generous lounge, separate dining room connecting to the kitchen plus a useful conservatory. On the first floor are three bedrooms plus a family bathroom. The loft has been partially developed and subject to planning may offer additional accommodation.

Elevated views across the cul de sac over the bay towards Hampsfell, gas central heating and UPVC double glazing.

ACCOMMODATION

From the block paved driveway, a UPVC double glazed porch offers shelter and a further glazed door leads into the hallway. Practical tiled floor and a ceiling light.

HALLWAY

Stairs lead to the first floor and there is a ceiling light, radiator and built in cupboard under the stairs. Openreach socket.

WC

A frosted UPVC double glazed window to the side elevation. WC, wash hand basin and a ceiling light.





LOUNGE

11' 2" x 16' 11" (3.41m x 5.15m)

A large UPVC double glazed window faces the front aspect with pleasant outlook over Orchard Crescent. A sandstone style fire surround provides a focal point and is fitted with a wood burner. Glazed doors connect to the dining room and there is a radiator and a ceiling light.

DINING ROOM

10' 7" x 8' 4" (3.23m x 2.55m)

Another light bright room with UPVC double glazed doors leading to the conservatory and a rooflight. Ceiling light and a radiator.

CONSERVATORY

9' 10" x 8' 6" (3.00m x 2.59m)

A useful addition and perfect as a playroom, office or just a space in which to relax and bird watch. UPVC double glazed to the rear ad sides, double external doors and a polycarbonate roof.

KITCHEN

14' 4" x 9' 1" (4.38m x 2.78m) max

A UPVC double glazed window faces the rear elevation. Fitted with cream shaker style base and wall units, wood block effect worktops and tiled splashbacks. Stainless steel one and a half bowl sink with drainer, space for a gas cooker (hood above) and plumbing for both a washing machine and dishwasher. Tiled floor, a ceiling light, radiator and an external UPVC double glazed door.

LANDING

Frosted UPVC double glazed window with extra secondary glazing unit faces the side elevation. Ceiling light and access to the loft via a drop down ladder.



BEDROOM

11' 1" x 11' 5" (3.37m x 3.49m) max

UPVC double glazed window facing the front aspect with view over the cul de sac towards the bay and Hampsfell. Built in double wardrobe with sliding doors, a ceiling light and telephone point. Radiator.

BEDROOM

11' 1" x 10' 1" (3.37m x 3.07m) max

UPVC double glazed window to the rear with outlook towards trees. Another double bedroom with a ceiling light, radiator and built in double wardrobe.

BEDROOM

7' 0" x 9' 2" (2.12m x 2.81m)

Also having the private outlook at the rear towards trees, the third bedroom has a UPVC double glazed window, ceiling light and radiator.

BATHROOM

7' 1" x 6' 6" (2.15m x 1.99m)

Frosted UPVC double glazed window. Fitted with a white suite comprising bath with shower over and glass screen, a WC and pedestal wash hand basin. Built in cupboard with shelving and housing the Logic boiler, a ceiling light and heated chrome towel rail.

LOFT

18' 8" x 9' 0" (5.69m x 2.75m) approx

Accessed via a hatch and drop down ladder, the loft has a central ceiling height of approx. 6' 6" (1.98m) and has two rooflights, eaves storage, power and light.

EXTERNAL

At the front of the house is a good sized block paved driveway with space for owners and guests to park off road. There is an area for bins and wood storage and access to the garage. The front garden is lawned with flower borders and fruit trees.

At the rear, the enclosed garden can be accessed via the side, the garage, kitchen or conservatory. A couple of steps lead up to a lawn with raised beds to one side, rockery style borders, external light and tap. A further elevated area provides space to sit out.

GARAGE

8' 10" x 16' 5" (2.69m x 5.0m) max

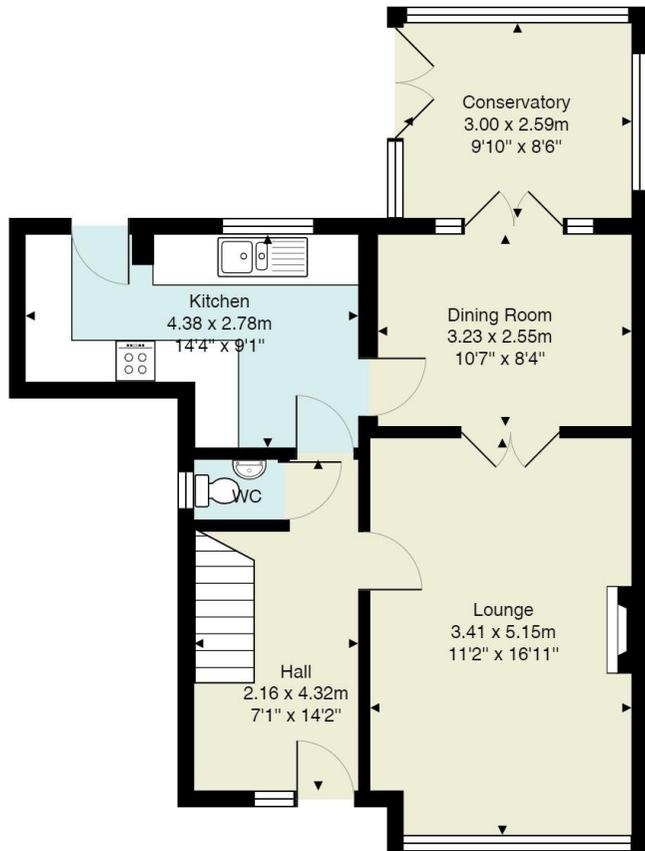
Up and over door and UPVC double glazed doors at the rear. Light and power.

DIRECTIONS

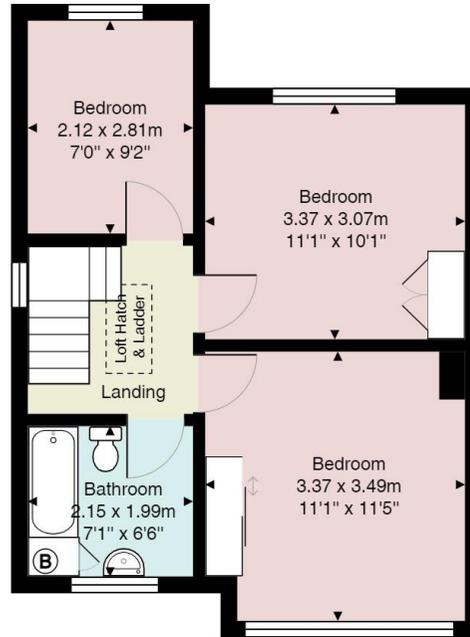
Leaving our office in The Square, Milnthorpe, proceed towards the traffic lights and straight across heading towards Arnside. Continue pass Booths Supermarket and Dallam Tower Estate. Pass Sandside and Carr Bank and at the railway bridge, turn right on Station Road towards The Prom. At the end of The Prom turn left by The Albion pub onto Silverdale road. Take the second left onto Orchard Road and then left again onto Orchard Crescent. Number 5 is clearly marked.

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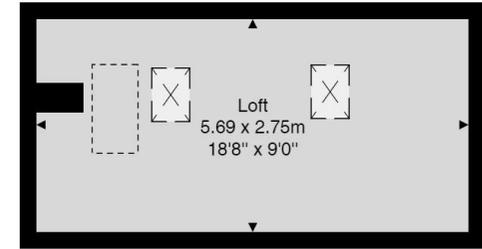




Ground Floor



1st Floor



Loft

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: D

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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