



25 INGLEMERE CLOSE, ARNSIDE, CARNFORTH, LA5 0AP
£385,000

MILNE MOSER
SALES + LETTINGS

25 INGLEMERE CLOSE ARNSIDE LA5 0AP



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GARAGE &
PARKING

OVERVIEW

In a quiet cul de sac on a popular development off Redhills Road in Arnside, this three bedroom detached true bungalow is perfect for buyers looking for one level living. Updates have been completed in recent years with a stylish shower room and contemporary kitchen installed. The generous lounge diner opens into a sun room with pleasant views. All three bedrooms are a good size with the largest having a range of good quality fitted wardrobes. Driveway parking, garage and lawned front and rear gardens. The bungalow is gas centrally heated, UPVC double glazed and available with no onward chain.

ACCOMMODATION

From the driveway, a glazed door leads into the side porch.

PORCH

Frosted UPVC double glazed window to the side elevation. Electric panel heater, downlights and a glazed door to the hall.

WC

Frosted UPVC double glazed window. Fitted with a concealed cistern WC and a wash hand basin with electric water heater. Built in cupboards, hanging hooks for coats, downlights and an electric panel heater.





ENTRANCE HALL

Attractive wooden flooring runs through from the entrance into the inner hall and third bedroom. Radiator, downlights and built in cupboard housing the boiler. Access to the part boarded loft via a drop down ladder. Loft light.

L SHAPE LOUNGE DINER

23' 9"/13' 5" x 16' 11"/9' 4" (7.23m/4.09m x 5.17m/2.84m)

A generous room with ample space for both lounge and dining suites. A UPVC double glazed window overlooks the rear garden and there is open access to the glazed sun room providing more light into the room. Two ceiling lights, downlights and a radiator. Electric fire with flame effect set to a brick style surround. Television point and serving hatch to the kitchen.

SUN ROOM

8' 5" x 5' 11" (2.56m x 1.80m)

A lovely space to sit and bird watch with a cup of tea. Hexagonal in shape and UPVC double glazed to five sides. Radiator.

KITCHEN

9' 9" x 10' 10" (2.97m x 3.29m)

UPVC double glazed to the side aspect. Fitted with cream shaker style base and wall units with brushed chrome style handles and dark worktops. There is a pull out larder unit, integrated fridge and freezer and a stainless steel sink with drainer. Space for an electric cooker and plumbing for a dishwasher and washing machine. Under unit lighting, tiled splashbacks, radiator, downlights and a serving hatch to the dining area.

BEDROOM

13' 3" x 10' 5" (4.03m x 3.18m) including wardrobes

UPVC double glazed window to the front elevation. Excellent range of quality built in wardrobe with oak sliding doors, internal hanging space and drawer unit. Ceiling light, two wall lights and a radiator.

BEDROOM

9' 11" x 10' 4" (3.02m x 3.15m)

Also facing the front aspect, the second double bedroom has a radiator, ceiling light and UPVC double glazed window.

BEDROOM

9' 11" x 7' 11" (3.02m x 2.42m)

Currently used as a study, the third bedroom has continuing wood flooring from the hallway, a radiator and ceiling light. Open reach socket and a UPVC double glazed window.



SHOWER ROOM

5' 5" x 8' 4" (1.65m x 2.54m)

Frosted UPVC double glazed window. Fitted with a large quadrant shower cubicle clad with aqua board for ease, a concealed cistern WC and a vanity wash hand basin. The walls are fully tiled and there are downlights, a heated chrome towel rail and an extractor.

EXTERNAL

To the front of the bungalow is a pleasant lawn, bounded by hedging to the pavement and a good sized driveway for a number of vehicles. A path at the side leads to the rear garden which is enclosed by evergreens and fencing and is mostly lawned. Shrub and rocky borders and a summerhouse.

GARAGE

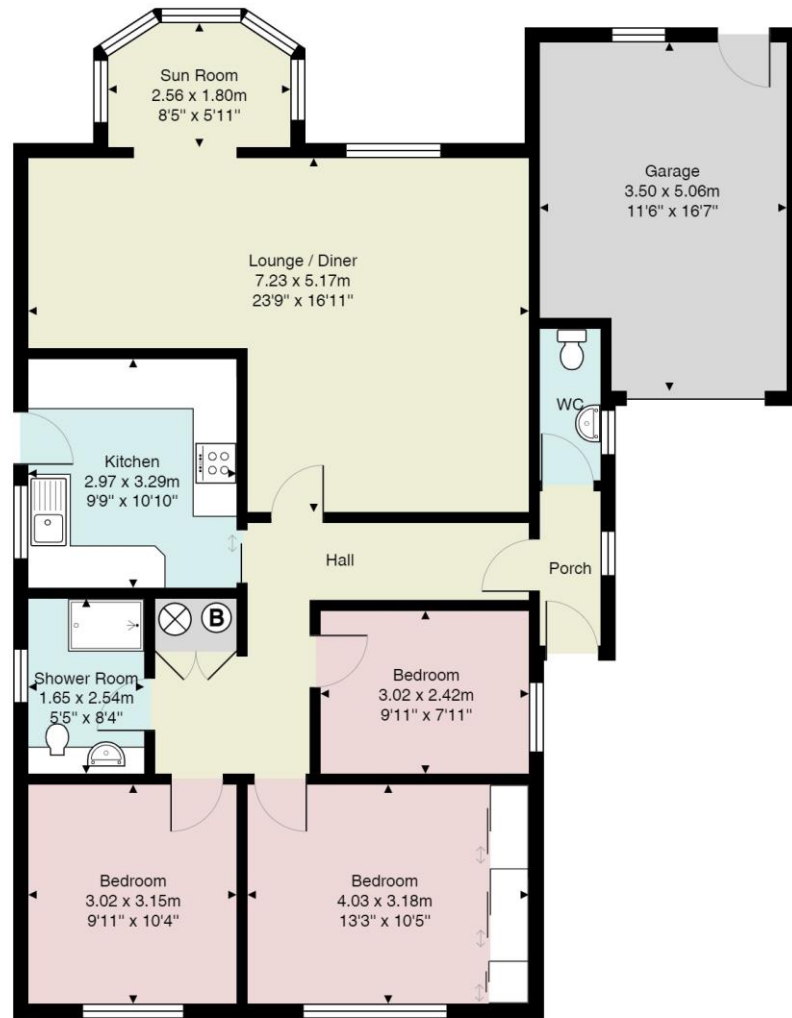
11' 6" x 16' 7" (3.50m x 5.06m) max

Widening towards the rear, the garage is a good size and has a pedestrian door at the rear and a UPVC double glazed window. Up and over door, power and light.

DIRECTIONS

Leaving our offices in Milnthorpe, proceed towards Arnside passing Booths Supermarket and Dallam Tower/Estate. Pass Sandside and Carr Bank and at the railway bridge, turn right towards Arnside Prom follow right along turning left at The Abion and up onto Silverdale Road. At the top, turn right onto Redhills Road. Turn right again onto Inglemere Gardens, then immediately left onto Inglemere Close. The property is located to the right hand side.
what3words///owns.assure.incur





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: E

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 | | |
| (69-80) C | | 79 |
| (55-68) D | 57 | |
| (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

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