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**Ferndale
Kirkby Lonsdale Road
Arkholme
Nr Carnforth
LA6 1BQ**



Price: Offers Invited Over £375,000

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

A lovely 4 bedroomed detached bungalow style residence affording full sealed unit double glazing, gas central heating, fitted dining kitchen, conservatory, further attic conversion potential, double garage and mature generous sized surrounding gardens incorporating purpose built hobbies workshop, greenhouse and sundry storage sheds.

Occupying a pleasant semi rural location with views conveniently located in-between Carnforth and Arkholme within only 2 minutes of M6 junction 35 (*Over Kellet*).

Accommodation Comprising:

Reception Hall:

17'8 x 5'11 min
(5.38m x 1.80m min)

Feature archway, centre light, wall lights.



Open Plan Dining Kitchen: 18'11 x 12' min overall (5.77m x 3.66m min overall)

Dining Area:

11'10 x 10'11 (3.61m x 3.33m)

Centre light, radiator, dado rail, smoke alarm.

Kitchen Area:

14'10 x 8'2 (4.52m x 2.49m)

Fitted cupboards and units incorporating inset stainless steel double bowl sink unit with mixer tap, built in electric oven and microwave, halogen hob with extractor hood, integrated fridge, breakfast bar and work surfaces with tiled splash backs.

Double glazed French doors leading to patio area, pine tongue and groove ceiling, 2 x mini halogen spot light tracks.



Utility Room:

8' x 5'11
(2.44m x 1.80m)

Fitted base and wall cupboards incorporating stainless steel single drainer sink unit with mixer tap, plumbed auto washer recess, tumble dryer recess and work surface. Fluorescent light.
Built in storage cupboard, access to adjoining garage, outside door.



Lounge:
14'10 x 11'10
(4.52m x 3.61m)

Feature stone fireplace housing living flame gas fire, TV and video shelf, feature twin arched alcoves, radiator, wall lights, TV point.
Double glazed French doors to:-



Double Glazed Timber Conservatory:
17'9 x 9'
(5.41m x 2.74m)

Outer French doors, fitted roof blinds, radiator, wall lights.



Shower Room:
7'11 x 6'4
(2.41m x 1.93m)

Step in curtained shower cubicle, wc and vanity wash basin, fully tiled wall, heated towel rail, centre light, wall lights.



Inner Hall:
8'4 x 5'11
(2.54m x 1.80m)

Open tread staircase, radiator.

Bathroom:
8'11 x 7'10
(2.72m x 2.39m)

3 piece corner bath suite incorporating wash basin vanity unit, built in airing/cylinder cupboard with immersion heater, heated towel rail, tiled dado, centre light, wall lights, parquet flooring.



Master Bedroom 1:
11'11 x 10'11
(3.63m x 3.33m)

Comprehensive fitted bedroom units, centre light, radiator, telephone point.



Bedroom 2:
13'10 x 10'10
(4.22m x 3.30m)

Built in twin double wardrobes and vanity dresser unit, centre light, radiator.

Bedroom 3:
10'10 x 9'11
(3.30m x 3.02m)

Centre light, radiator.



Bedroom 2



Bedroom 3

First Floor:

Landing:

3' x 2'9

(0.91m x 0.84m)

Centre light.

Bedroom 4:

12'10 x 10'11 max

(3.91m x 3.33m max)

Built in twin double wardrobes and dresser unit, vanity light, centre light, radiator.



Attic Room:

30' x 17' approx

(9.14m x 5.18m approx)

Being a large useable space with lighting installed and ideally lending itself for conversion into further living accommodation if desired.



N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Outside:

Adjoining double garage 18' x 18' max (5.49m x 5.49m max) with 1 x auto and 1 x manual up and over doors, eaves storage areas, light and power installed, integral boiler cupboard housing gas fired boiler providing central heating and hot water.

Private tarmacadam driveway, rights of **vehicular access over a second tarmacadam driveway** leading to generous **private forecourt parking** area.

Predominantly surrounding well maintained **generous lawned gardens** incorporating **sun patio**, mature screen hedging, shrub and herbaceous borders.

Timber pergola and attractive balcony area providing access to:- **purpose built timber workshop/hobbies room** 19'10 x 12'2 approx (6.05m x 3.71m approx) *internal measurements* with felted roof, concrete floor, light and power installed and adjoining small storage shed.

Aluminium framed **greenhouse** 12' x 9' approx (3.66m x 2.74m approx).

3 x **sundry timber garden/storage sheds** and **open front storage area**.

Timber and steel profile built open front storage shed 22'11 x 10'8 approx (6.99m x 3.25m approx).





Services: Mains water, electricity and gas connected. Private septic tank drainage (tank located within property curtilage).

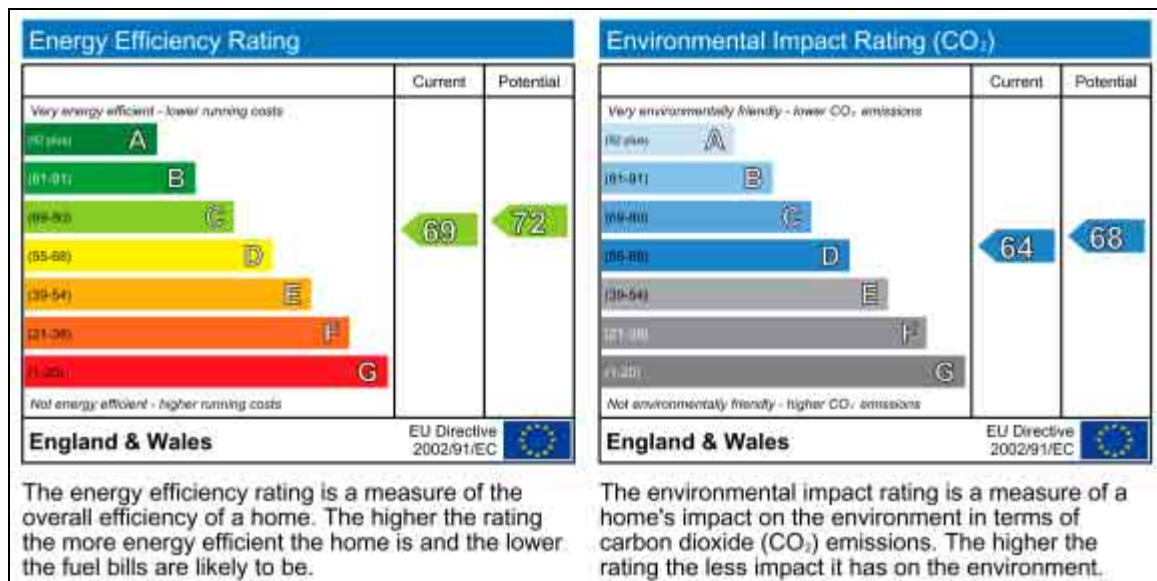
Tenure: Freehold with vacant possession on completion.

Council Tax Band: E (verbal enquiry only).

Solicitors: Ratcliffe & Bibby, 3 Northumberland Street, Morecambe, Lancashire, LA4 4AT. Tel: 01524 410 424.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

Energy Performance Certificate



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