



8 Clevelands Avenue

Silverdale, Carnforth, Lancashire, LA5 0RP

Price: £445,000

MATTHEWS
BENJAMIN



8 CLEVELANDS AVENUE

SILVERDALE, CARNFORTH

Nestled in the heart of the sought after village of Silverdale and tucked away in a quiet cul-de-sac setting this peaceful retreat is within easy reach of local amenities. A modern chalet bungalow, No.8 is well appointed with quality fittings and is stylishly presented seamlessly blending contemporary appeal with home comforts to make every day better. Well maintained, it's ready to move straight into and start enjoying, therefore an ideal choice for busy families, professionals, or those looking to retire to this lovely coastal village. The property also benefits from an undercroft storage, with easy access.

Step inside...an entrance vestibule leads into a welcoming central hallway; with access into the sitting room which is simply a delight, it's both naturally well-lit and cosy. This naturally flows into a classical Shaker styled kitchen with space for a dining table and views over the rear garden. Downstairs are two double bedrooms, both with dual aspect views and plenty of storage, one having on-trend navy fitments. These have the use of the attractive main bathroom. The principal bedroom suite occupies the whole of the first floor and offers a good sized double bedroom with fitted wardrobes and extensive, far-reaching views. There is also a generous fitted dressing room, a stylishly equipped shower room and a study area on the landing.

Moving outside, the south east facing property is sat in generous gardens; the rear is lovely and private with a substantial decking, a large summer house that would be ideal for an office, a gym or additional play room, a paved area and an artificial lawn which together providing ample space for numerous arrangements of garden furniture and outdoor entertaining; maximum opportunities for rest and relaxation, all with minimal upkeep.

The neatly kept front garden creates an attractive frontage for the property. It is mainly laid to lawn with a rockery and selection of well-established shrubs for all year-round colour and variety. The driveway provides off road parking for several cars and leads to the semi-detached former garage with a gate to the back garden. The converted garage is a real bonus, in 2016 it was remodelled as a storeroom and useful second kitchen; fitted and with integral appliances it's ideal when catering for a crowd or eating in the garden. The front store retains the electric garage door and is great for bikes and outdoor kit.





LOCATION

Located within the protected National Landscape (formerly known as an Area of Outstanding Natural Beauty) of Arnsdale and Silverdale, Cleveland Avenue is in the heart of the sought after village of Silverdale. It is evident to see from outset why the area has earned this special status. On Morecambe Bay, this coastal village is surrounded by ancient woodlands, stunning scenery and abundant wildlife; all of which may be explored from the doorstep as there are so many lovely local walks.

The centre of the village is less than a mile away and has a good selection of local amenities including a well-regarded primary school, shops, post office, Indian restaurant, choice of great pubs, café, two churches and a village hall. Silverdale Golf Club and the Silverdale train station are a short drive away. The station is on the Furness branch line which connects Barrow in Furness and Lancaster, with services into the city of Lancaster (ideal for commuting or secondary schools including the prestigious Lancaster Royal Grammar School and Lancaster Girls' Grammar School). Lancaster's station is on the main west coast line and has connections to Manchester, Manchester Airport and London Euston. There are also bus services to Queen Elizabeth School and QESudio in Kirkby Lonsdale.



BEACH RULES
wake up smiling
soak up the sun
catch a wave
with sunscreen
find seashells
take long walks





DIRECTIONS

what3words [///recount.organist.deny](https://www.what3words.com/recount.organist.deny)

Use the postcode LA5 0RP on Sat Nav with reference to the directions below:

There are various routes into Silverdale, depending on the direction of your approach. Our directions are written as if travelling from Carnforth/J35 of the M6 in a northerly direction. Once on the A6, turn left onto Nineteen Acre Lane, signposted for Silverdale/Yealand Redmayne (Holgates/Leighton Moss). Proceed into Yealand and turn right at the T junction following signs for Silverdale, passing RSPB Leighton Moss and arriving at a T junction opposite the golf course. Turn right onto Red Bridge Lane and proceed past the railway station and then as the road bears round to the right, turn left (driving almost straight ahead) onto Park Road. Turn first

right onto Cove Road and take the first right again onto Clevelands Avenue.

SERVICES

Mains electricity, gas and water. Gas fired central heating to radiators from a combination boiler in the dressing room. Private drainage to a sole use treatment plant that got fitted in August 2025 located in the front garden.

MOBILE AND BROADBAND SERVICES

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, interior wooden shutters, light fittings and integral kitchen appliances as listed: NEFF oven, integrated fridge and freezer, AEG dish washer , White Knight integrated dishwasher. Available by way of further negotiation are any other piece of furniture.

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band D

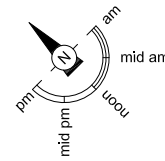
Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Cleveland Avenue

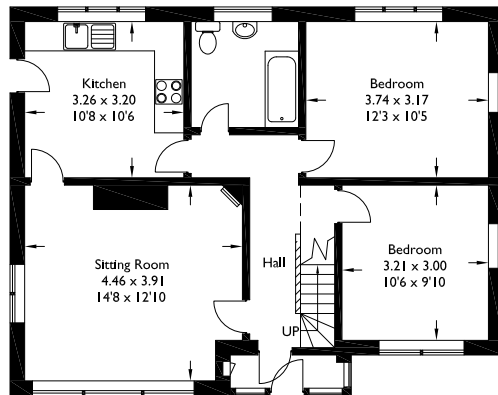
Approximate Gross Internal Area : 94.93 sq m / 1021.81 sq ft

Outbuilding / Log Cabin : 27.61 sq m / 297.19 sq ft

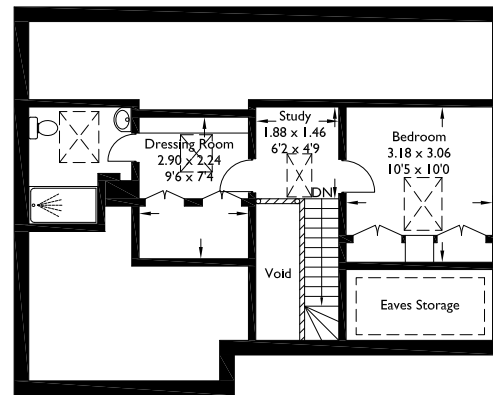
Total : 122.54 sq m / 1319.01 sq ft



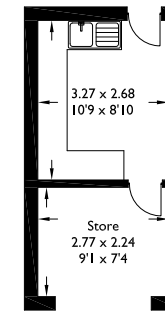
----- Restricted Head Height



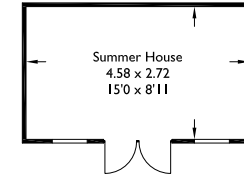
Ground Floor



First Floor



Outbuilding



Log Cabin

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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