



Property for sale

6A Lindeth Road, Silverdale, Lancashire, LA5 0TT

Price £695,000

## **6A Lindeth Road, Silverdale, Lancashire, LA5 0TT**

Perched on the Western coastline in the highly sought after village of Silverdale and occupying a sizeable plot with a substantial rear garden, this impressive four-bedroom detached family home offers a unique opportunity to acquire a large property in a prime location, in the heart of the Arnside and Silverdale Area of Outstanding Natural Beauty. This much-loved family home takes full benefit of the Silverdale light, glorious sunrises, stunning sunsets and Silverdale beach just around the corner. This attractive property offers generously sized rooms, with versatile living accommodation and a well-designed layout, lending itself perfectly to family living and hosting guests. The ground floor begins with a welcoming porch and hallway, an open-plan kitchen/diner, handy utility room and a double bedroom that also functions as a home office. Occupying the lower ground floor is the inviting lounge, complete with a log burning stove and leading to the conservatory, currently well used as a play room.

Heading up the stairs is the master bedroom with en-suite and fabulous views, two further double bedrooms, boiler room and a spacious family bathroom. Externally, to the front is a driveway providing off road parking for several vehicles, mature trees and planted borders. To the rear is a patio for enjoying the evening sunsets, a lawn surrounded by trees and a well-established allotment, perfect for growing your own, this garden is sheltered and benefits from maximum sunlight hours. Towards the bottom of the garden you will find a tranquil wooded area and the detached cabin/gym. Popular with a range of buyers, the village of Silverdale benefits from a primary school, two village halls, convenience store, pharmacy, family butchers, Indian restaurant, post office, two fabulous cafes, golf club and three public houses. The village also benefits from quick access to Junction 35 of the M6 and has excellent rail links to city of Manchester and Lancaster with its mainline railway.



## Ground Floor

### Entrance Porch

Welcoming entrance porch with a handy coat and boot storage area (formerly a cupboard), radiator and ceiling light.

### Hall

Light and spacious hallway with a central heating control point, radiator and ceiling light.

### Kitchen Diner

Open plan, modern fitted kitchen diner with a range of base and wall mounted units, a Rangemaster gas oven and hobs, plumbing for a dishwasher, space for a fridge freezer, sink and drainer unit. Also with a windows to front, side and rear aspects, door leading out to bin storage area to the side, radiator and ceiling lights.

### Bedroom Four / Office

Brilliant garage conversion which is now additional versatile living accommodation, currently used as an office and also acts as the fourth double bedroom. With a window to front and side aspects, radiator and ceiling light. Also provides potential to knock into the utility area and create an ensuite if the office is not required (or potentially transferred to the cabin in the garden).

### Utility

With plumbing for a washing machine, space for a dryer, door providing side access to the property, ceiling lights.

## Lower Ground

### Lounge

Inviting lounge, tucked away at the back of the property with a log burning stove and garden views, window to side aspect, sliding patio doors leading into the conservatory, radiator and ceiling light.

### Conservatory

PVC double glazed conservatory, patio doors leading out to the rear garden, ceiling light fan.

## First Floor

### Master Bedroom

Large double bedroom with a bay window to rear aspect, large built in wardrobe/ cupboard fitted with modern IKEA storage units and a hanging rail, a radiator and ceiling light.

### Ensuite

Three piece suite comprising of a corner shower cubicle, a low flush WC and wash hand basin. Window to side aspect, radiator and ceiling light.

### Bedroom Two

Second large double bedroom with a window to front aspect, large built in wardrobe/ cupboard fitted with modern IKEA storage units and drawers, a radiator and ceiling light.

### Ensuite

Three piece suite comprising of a corner shower cubicle, a low flush WC and wash hand basin. Window to front aspect, radiator and ceiling light.

### Bedroom Three

Third double bedroom with a window to rear aspect, radiator and ceiling light.

### Bathroom

Generously sized family bathroom with a P shaped bath and shower over, a low flush WC and a wall mounted vanity unit with wash hand basin. Also with a window to front aspect, a towel radiator, ceiling and wall lights.

### External

Property occupies a substantial plot with plenty of external space to both the front and back. To the front is an impressive driveway providing off road parking for several cars, along with a mature hedgerow, tree and shrubbery border allowing for plenty of privacy from the road. To the rear is a lengthy garden, starting with a raised patio seating area perfect for the evening sunsets. This leads down to a lawned area which is ideal for kids and pets. Further down is then a large

flower bed area which is essentially a blank canvas for any new owners, whether they wish to install more lawn space or landscape the area. Towards the bottom of the garden is a tranquil wooded and low lying shrubbery area which also houses the detached cabin/gym and backs onto rolling fields.

### Cabin / Gym

Lots of potential with this cabin, currently set up as a gym but could easily become a home office or a games room once a new owner installs power.

### Undercroft

Handy storage area beneath the property that houses general garden and household items (current vendors have a large chest freezer situated here), also with power and lighting.

### Council Tax

Band F







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(61-81) <b>B</b>			
(69-80) <b>C</b>				(49-60) <b>C</b>			
(55-68) <b>D</b>				(39-48) <b>D</b>			
(39-54) <b>E</b>				(29-38) <b>E</b>			
(21-38) <b>F</b>				(15-28) <b>F</b>			
(1-20) <b>G</b>				(1-14) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	