



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

66 Silverdale Road - Arnside





Features

- Three bedroom detached bungalow
- Large driveway and garage
- Generous plot with lots of potential
- Located in a sought after location
- Versatile kitchen/dining space
- No onward chain
- Backs on to Arnside Knott
- No onward chain

Murlens is a charming three-bedroom detached bungalow with great potential, set on a spacious plot on Silverdale Road in Arnside. Built in 1960, this well-loved home has been cherished by its owners for many years. Upon entering, you'll find a cosy, expansive hallway featuring an airing cupboard. The living room, located at the front of the property, is bathed in natural light from triple aspect windows and includes a welcoming fireplace. The retro 60s kitchen, with its ample storage, has a door leading out to the driveway and overlooks the garden, combining functionality with a touch of nostalgic charm. Adjacent to the kitchen is a dining room currently utilised as a snug, offering a versatile space to suit your needs. The bathroom features a three-piece suite in

alpine blue. The bungalow includes three bedrooms, two generously sized doubles and a single room that could serve as a study or children's room. This property presents a wonderful opportunity to modernise the existing floor plan or extend to create a spacious family home (subject to the necessary consents) in a desirable location. Externally, the property boasts a large driveway leading to the garage. The front garden, bordered by a stone wall, features a tranquil pond with a charming bridge and a patio overlooking the garden. At the rear, a lush lawn and two storage outbuildings complement the woodland backdrop of Arnside Knott, with a pathway leading to a greenhouse. Arnside is a sought-after village and designated Area of

Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop'- 2 grocery stores- one being a few minutes walk away- a doctors surgery- pharmacy- a primary school- 2 pubs and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster- Manchester- Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies- play groups- crown green bowling- tennis courts- a popular sailing club and both a football and cricket club.



Entrance hallway

The entrance hallway exudes a cosy and inviting atmosphere, providing seamless access to all rooms. The conveniently located front door opens directly to the driveway, the space is brightened by elegant wall lights and includes an access hatch to the loft.

Living room

The spacious living room overlooks the front of the property and the front gardens. It features triple aspect windows that fill the room with natural light, and a side door that provides access to a patio area with a lovely garden view. The room is cosy and inviting, with a gas fireplace adding warmth and charm.

Dining room/ snug

Situated at the rear of the property, this space offers great versatility. It would make an ideal family dining room as it is conveniently located next to the kitchen. Alternatively, it could serve as a cosy second reception room or snug. Large window overlooking of the side of the property.

Kitchen

This retro 60s kitchen, located at the rear of the property, is both functional and charming. It boasts an abundance of storage with ample base and wall units. There's space for a large upright fridge freezer, and the kitchen is equipped with an electric hob and a double Siemens oven. Additional features include space for a washing machine and a serving peninsula with storage. A sink with a window above provides a lovely view of the rear garden. There's also a cosy dining area that can accommodate a small table. Access out to driveway.



Bedroom 1

Bedroom one is situated at the front of the property, offering a lovely view of the garden. This generous room provides ample storage space with double wardrobes and drawers. There's plenty of room for a double bed, making it a spacious and comfortable bedroom.

Bedroom 2

Bedroom two, situated at the rear of the property, offers a tranquil view of the rear garden. This generously sized double room is elegantly appointed and offers space for storage.

Bedroom 3

A single bedroom, which would also make an excellent home office or study. It offers a functional space that can easily adapt to your needs, providing a productive environment whether for work or relaxation.

Bathroom

The elegantly tiled bathroom boasts a serene green three-piece suite, complete with an electric shower over the bath, a WC, and a wash basin. A generously sized frosted glass window floods the room with natural light while ensuring privacy.

Garage

Located at the end of the driveway, the garage offers a spacious area ideal for storage or as a workshop. It is equipped with power and features a window that overlooks the side garden, allowing natural light to brighten the space.

Externally

Externally, the property features an impressive driveway that leads up to the garage. The front garden, enclosed by a charming stone wall, has excellent potential for enhancement. A trellis archway guides you to a tranquil pond with a picturesque bridge, creating an ideal spot for observing birds and wildlife. Additionally, there is a patio accessible from the living room that overlooks the front garden. At the rear, you'll find a well-maintained lawn area and two outbuildings offering ample storage. The property benefits from a backdrop of woodland, and a pathway meanders to a greenhouse nestled just behind the home.



Useful Information

Tenure - Freehold.

Council tax band - E Westmorland & Furness Council.

Heating - Gas central heating.

Drainage - Mains.

What3Words location - [///confronts.fabricate.survive](https://www.what3words.com/#!/confronts.fabricate.survive)



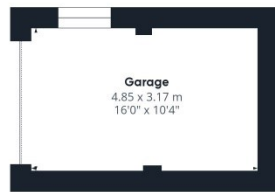
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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

119.58 m²
1287.15 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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