



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

26 Lindeth Road - Silverdale





Features

- Three double bedrooms, bedroom 1 boasts an en-suite
- High quality fixture and fittings
- Original features and packed full of character
- Immaculate condition throughout
- Versatile accommodation
- An attractive stone-built semi-detached home

A charming, three double-bedroom semi-detached home that offers the perfect mix of modern living blended with timeless character. The property has been thoughtfully and lovingly designed, boasting high-quality fixtures and fittings throughout. You're greeted by a spacious hallway that leads into the main living areas. The living room is bright and welcoming, featuring a large bay window that allows plenty of natural light to flood in with a beautiful cast iron fireplace. The snug is a fantastic additional space that can be used a variety of different ways with a gas fire and the kitchen is a true highlight of the home, fitted with high-end appliances, sleek countertops, and a wealth of storage space. Open to the kitchen is the dining area that comfortably accommodates a large dining table, perfect for family meals or hosting guests with access out to the rear garden. On the first and second floors are three

generously sized double bedrooms, each with original features and the front facing master bedroom benefits from an en-suite shower room. The four piece family bathroom is finished to an impeccable standard, featuring a large bath and a separate quadrant shower and a warm parquet flooring. The property boasts a low maintenance front garden that frames the home and a private rear garden offering an idyllic, peaceful space for outdoor living. The gardens are well-maintained and offer a patio seating area directly outside the dining room, great for al fresco dining and BBQ's, leading on to a lower, lush lawned area with mature shrubs and low stone walling surrounding. The garden backs on to open fields, offering uninterrupted views and a sense of peace and tranquillity. Silverdale is a sought after village and a designated Area of Outstanding Natural Beauty. The

village benefits from more facilities than most including; a convenience store, newsagents and Post Office, library, butchers, doctors surgery and pharmacy, a local art gallery with cafe, several local pubs and cafes and a primary school rated GOOD by OFSTED. There is a recreational park and playground, regular film nights and the annual 'Silverdale and Arnside Art Trail' - a wonderful display of work from local artists, photographers and designers. Transport links from the village include a train station, a regular bus service and the M6 motorway is only a 10 minute drive away. Walking through the village you find a crown green bowling club, cricket club and Silverdale Golf course. The sea front is a 5 minute walk from the village centre and there are numerous walks locally around this beautiful area.



GROUND FLOOR

Entrance/ hallway

A bright and spacious area featuring high ceilings and a stylish geometric tiled floor. There is a dedicated area for storing shoes and hanging coats to keep the space organised with easy access to both downstairs reception rooms.

Living room

A wonderfully bright room, perfect for spending time with family and friends. Offering front facing garden views via the large bay window, the room brims with character. The feature cast iron fireplace provides a cosy focal point with two arched alcoves to either side of the chimney breast providing built-in storage below with a luxurious oak parquet floor flowing throughout.

Snug/ second reception room

An additional living space boasting rear facing views and a continuation of the beautiful oak parquet flooring to tie it in with the main living room. A gas fire stands proudly within a large recess. This area is perfect as an office, snug or as a play room.

Kitchen

A stylish yet homely kitchen, open to the dining room, offering a wide range of base and wall unit storage complemented by sleek, white quartz work surfaces. Integrated appliances include a white Smeg induction hob with feature extractor hood above, a Neff oven and microwave, a fridge and a freezer. The oak parquet flooring flows in from the snug to effortlessly tie in the ground floor rooms together. Two windows boast chunky live edge wooden sills and allow a plethora of natural light to illuminate the room. A door offers access down to the cellar.



Dining room/sun room.

Bursting with natural light, this inviting room flows effortlessly from the kitchen offering a lovely space for dining and entertaining and is able to accommodate a table to seat six easily. There are unobstructed views out to the gardens through the floor to ceiling windows with a door leading directly outside.

FIRST FLOOR

Bedroom 1

A charming double bedroom exuding a sense of elegance with front-facing views through two impressive windows. The room is generously proportioned to create a comfortable and cosy retreat. The classic parquet flooring adds a touch of sophistication and timeless appeal, complementing the room's overall design.

En-suite

Matching bedroom 1's colour scheme, this en-suite consists of a shower cubicle with electric shower, a concealed cistern WC and hand basin with tiled splashbacks.

Bedroom 3

A rear facing double bedroom with a feature parquet flooring.

Bathroom

A generous and well appointed four piece suite consisting a bath, quadrant shower cubicle with a mains-fed shower, WC and hand basin. The large window allows natural to flow through and there is a parquet flooring adding a touch of warmth along with a tall, heated towel rail.

SECOND FLOOR

Bedroom 2

This is a bright and airy double bedroom located on the second floor. The room features a modern design with spotlights and a parquet floor creating a spacious and open atmosphere. The room also boasts a large Velux window and a large dormer window framing views across to open countryside.

LOWER GROUND FLOOR

Cellar

Accessed via a door in the kitchen, original stone steps lead down to the cellar offering a good space for storage with a window allowing natural light in featuring painted stone walls and a feature fireplace recess.

Externally

A private front garden frames the home surrounded by mature hedges and deep beds with a low maintenance gravelled seating area in front of the property. The rear garden is laid out in two defined sections with a low maintenance patio area outside the dining room perfect for al fresco dining and BBQ's. Steps lead down to the lawn, encompassed by traditional stone walling and offering open views out to the field beyond. There is ample room here to sit out to enjoy the peace and quiet and wonderful open views.

Useful Information

Tenure - Freehold.

Property built - 1890.

Council tax band - D (Lancaster City Council).

Heating - Gas central heating (boiler installed 2024).

Drainage - Septic tank located in rear garden.

Kitchen installed 2020.

Internet - B4RN hyperfast internet installed.

What3Words location - [///pace.monkeys.inclines](https://www.what3words.com/pace.monkeys.inclines).



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Approximate total area⁽¹⁾
122.65 m²
1320.19 ft²

Reduced headroom
4.91 m²
52.85 ft²

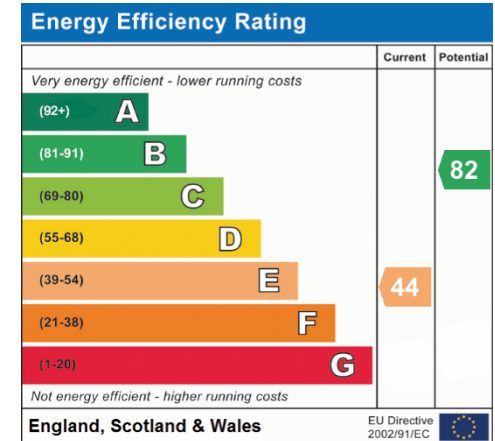
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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