



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

17 Spring Bank - Silverdale





Features

- Three bedroom, detached property
- Located in a desirable location
- Generous plot with front and rear gardens
- Garage and generous driveway
- No onward chain
- Fantastic potential to add value
- In need of modernisation

A charming 3 bedroom, detached property set on a generously sized plot in Silverdale. Offering a spacious interior with exciting potential for modernisation, this home provides an opportunity to craft your dream home while adding value. Located in a peaceful village, the property is chain-free. The ground floor boasts a bright and spacious living/dining room, which overlooks both the front and rear gardens—an inviting space perfect for entertaining family and friends. At the front of the property, the kitchen offers a practical layout and ample room for a dining table and is conveniently located next to a utility room, which provides direct access to the workshop and garage. Additionally, the third bedroom/second reception room offers a cosy retreat for relaxation and opens through patio doors into the sunroom, a

delightful spot to enjoy views of the beautiful garden. A ground-floor three-piece bathroom suite adds to the property's practicality. The first floor features two generous bedrooms, both equipped with extensive built-in storage. Situated between the bedrooms is a thoughtfully placed cloakroom. Outside, the property is surrounded by well-maintained front and rear gardens, offering ample space for relaxation, outdoor entertaining, or indulging in gardening pursuits. A spacious driveway ensures ample off-road parking, perfect for both residents and visiting guests. Silverdale is a sought after village and a designated Area of Outstanding Natural Beauty. The village boasts 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. The vibrant community offers many clubs and societies for all ages with the village hall and institute providing a wide range of events. There is a recreational park and playground- regular film nights and the annual 'Silverdale and Arnsdale Art Trail'. Transport links from the village include a train station, a regular bus service and the M6 motorway is 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 porch - You are welcomed into a practically designed space, perfect for removing shoes and coats before moving into the main living areas. The half-glazed front and side walls flood the area with natural light, creating a bright and airy atmosphere while offering delightful views of the front garden and driveway.

Hallway - A spacious hallway with a vaulted ceiling extends to a galleried landing, creating a warm and inviting introduction to the home. This well-designed space features a built-in cupboard for coats and provides access to all ground floor rooms, along with a staircase leading up to the first floor.

Kitchen - The kitchen boasts a large window above the sink, offering delightful views of the front garden, while a side window enhances the space with an abundance of natural light. A wide array of wall and base units provide ample storage, perfectly complemented by wood-effect work surfaces. Well-equipped for modern living, the kitchen includes a gas hob with a built-in extractor, a waist-height oven, a convenient combi grill/oven above, and space for a freestanding fridge also with room for a dining table, making it a sociable area, conveniently situated next to the utility room for added practicality.

Living room/ dining room - This spacious, light-filled room is perfect for family gatherings, offering ample space to relax and a separate area for a large dining table. With dual aspect views over the front and rear gardens, the room feels bright and connected to the outdoors. A gas fireplace, set on a marble-tiled hearth with a striking feature surround, serves as a cosy focal point during colder months. Built-in shelving provides generous storage for books and an elegant display space.





Bedroom 3/ second reception room - A third bedroom that can also be used as an additional living space offering a tranquil spot to sit and unwind while enjoying views over the rear garden. Sliding patio doors provide seamless access to the sunroom and the room is complemented by a decorative wooden plate rail that adds character and charm.

Sun room - Stepping up from the second reception room, you enter this bright space, which offers lovely views of the rear garden and provides direct access outside.

Bathroom - A well equipped bathroom consisting of a bath with an overhead electric shower, a WC and a hand basin. Finished with floor to ceiling tiles and an electric heated towel rail.

Utility room - Located just off the kitchen and with external access, this practical space is able to accommodate a washing machine and dryer, along with additional storage to help keep the home organised and clutter-free. Dual windows flood the area with natural light.

Workshop - Accessed through the utility room or garage, this versatile space has previously served as a workshop and is fully equipped with power.

Garage - This integrated garage is equipped with full lighting and power outlets, making it ideal for both parking and additional storage. Conveniently accessed from the workshop from the main living areas, it features an up-and-over door for easy entry and exit.

FIRST FLOOR

Bedroom 1 - You step up from the landing into a bright double bedroom that is cleverly designed for both comfort and functionality, providing space for freestanding furniture and ample built-in storage within the eaves. It also features an integrated shower cubicle with an electric shower.

Bedroom 2 - Stepping up from the landing, this bright double bedroom overlooks the front of the property. It offers generous built-in storage, including two double wardrobes, and features a traditional freestanding sink. A door leads to additional spacious under-eaves storage.

Cloakroom - This first-floor cloakroom conveniently serves the two double bedrooms. It features a WC and a corner hand basin, with a large window allowing plenty of natural light to fill the space.

Externally

This property welcomes you with a generous driveway leading down to the garage and house, providing ample parking space for multiple vehicles. At the front, a flagged area offers the perfect spot for a bistro table and chairs, overlooking a beautiful formal lawn bordered by mature trees and bushes and framed by a traditional low stone wall. On the opposite side of the driveway lies an area brimming with mature trees and shrubs. A delightful gateway opens into a thoughtfully designed allotment area, featuring raised beds, a greenhouse, and an array of fruit trees—a true paradise for gardening enthusiasts. The outdoor beauty continues at the rear of the property, where a paved patio offers a wonderful space for al fresco dining. Beyond the patio, a second formal lawn is surrounded by richly planted borders filled with mature trees and shrubs, creating a private and tranquil garden retreat.

Useful Information

Tenure - Freehold.

Council tax band - E (LANCASTER CITY COUNCIL).

Year property built- 1961

Heating - Gas central heating.

Drainage - Septic tank.

Water - Metered.

Internet - B4RN (Hyperfast broadband) ready to be connected.

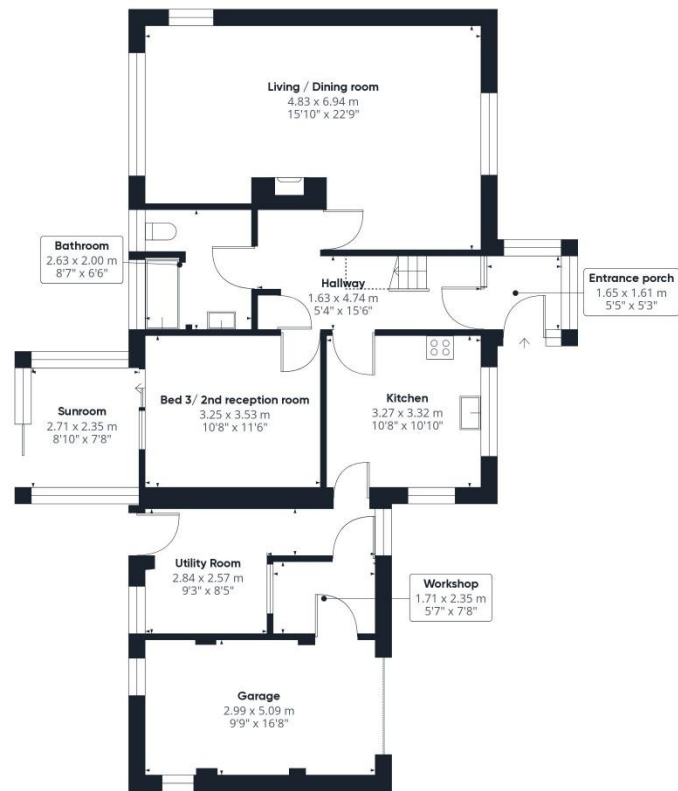
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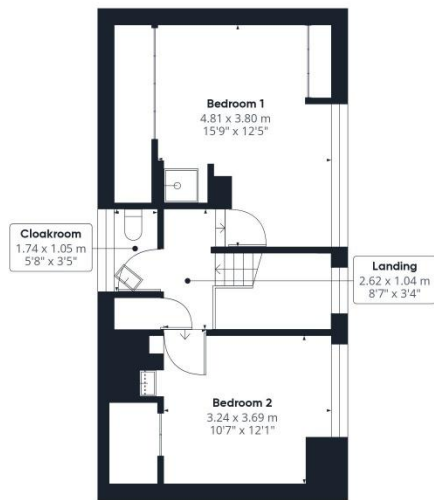
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

144.06 m²
1550.65 ft²

Reduced headroom

1.3 m²
13.94 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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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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