



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

12a Stankelt Road - Silverdale







## Features

- Three double bedrooms
- Versatile and spacious layout, laid out over 3 floors
- Additional income opportunity
- Off road parking for two to three vehicles
- Beautiful and low maintenance gardens
- The lower ground floor can be separated completely or integrated with the main house as required

Nestled in Silverdale, this three-bedroom mid-terraced property offers surprisingly spacious and flexible accommodation spread over three floors. Perfect for modern family living or for multi-generational households. The ground floor and first floor provide generous living space, including a bright living room, a second reception room, ideal for relaxing, working from home, or as a playroom, and a well-appointed kitchen/diner with direct access out to a balcony overlooking the rear garden. A convenient ground floor W.C. completes the main ground floor level. Upstairs, the first floor features two generously sized double bedrooms and a stylish family bathroom. The lower ground floor is accessed via a door from the second reception room leading to a staircase that opens into a

private, self-contained living space. This includes a living room, a kitchen/dining area, a bedroom, and an en-suite wet room. This floor can also be adapted for additional income—whether as a long-term let or holiday rental—effectively creating a self-contained unit. This level also benefits from its own separate entrance with direct access to the rear garden and off-road parking. The beautifully landscaped garden features a Mediterranean-inspired terraced area, perfect for al fresco dining, along with additional tiered patio spaces surrounded by mature and well-stocked borders. 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. 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. Gait Barrows National Nature Reserve and RSPB Leighton Moss Nature Reserve are conveniently close by.





## GROUND FLOOR

**Entrance hallway** - A traditional hallway featuring a high ceiling and an elegant tiled flooring, offering access to both the front living room and second reception room. Straight ahead, the staircase leads directly up to the first floor.

**Living room** - With a front-facing bay window that invites natural light in, this cosy room features a high ceiling and a feature electric fireplace with a decorative surround. It's a welcoming space, perfect for relaxing with family and friends.

**Second reception room** - A second reception room featuring an electric fireplace that adds a cosy touch and seamlessly opens to the kitchen/dining area. Bathed in natural light, this versatile space is ideal for relaxing, working from home, or as a playroom. A door from here provides access to the stairs leading to the lower ground floor.

**Kitchen/ dining room** - The kitchen is fitted with cream base and wall units, complemented by wood-effect work surfaces and integrated appliances, including a gas hob with extractor above and oven below. There is also space for a fridge, freezer and dishwasher. Open to the light-filled dining area, this room comfortably accommodates a table for four, with elevated views over the rear of the property and to the countryside beyond. A continuation of the cream cabinetry in the dining area creates a dresser-style display, offering additional storage and work surface space. A sliding door opens onto a charming balcony—perfect for enjoying the outdoors.

**W.C** - Conveniently located just off the dining room, this practical space includes a WC and a hand basin.

## FIRST FLOOR







Bedroom 1 - Spanning the full width of the home, this spacious double bedroom enjoys abundant natural light from the two front-facing windows and is able to comfortably accommodate a bed along with wardrobes and additional furniture if required.

Bedroom 2 - A comfortable double bedroom offering charming rear-facing views through the distinctive window, complete with a window seat below.

Bathroom - A generous, bright bathroom featuring a bath with a tap-mounted shower attachment, a WC, and a hand basin. The fully tiled floor adds a practical touch, while a heated towel rail provides additional comfort. The low-level window allows plenty of natural light in and offers elevated views to the rear.

#### LOWER GROUND FLOOR

Kitchen/ dining room - The kitchen is fitted with a range of wooden base and wall units, complemented by sleek black work surfaces and integrated appliances, including a gas hob with extractor above, an oven below, and a built-in fridge and freezer. There is also space for a freestanding dishwasher and washing machine. A small dining table fits comfortably, perfectly positioned by a wall of windows overlooking the rear garden. A door offers direct access to the patio and garden, enhancing the connection between indoor and outdoor living.

Living room - A unique, additional living space featuring corner windows that fill the space with natural light, along with direct access to the outdoors on to the patio. Ideal for relaxing, this room connects to the kitchen and also includes a practical under-stairs storage cupboard.

Bedroom 3 - A well-proportioned double bedroom featuring a built-in shelf along one wall, alcove storage, and a convenient additional cupboard. The room flows seamlessly into the en-suite for added comfort and functionality.

En-suite - A contemporary wet room designed in a neutral palette, featuring a mains-powered shower with a convenient foldaway chair, a hand basin, and a W.C. The walls in the shower cubicle are fully aqua boarded and the space is finished with an anti-slip flooring.

#### Externally

To the front of the home, a pathway leads up to the front door. To the side lies a low-maintenance gravelled area with room for a bench framed by a charming low stone wall and filled with mature plants that provide both vibrant colour and added privacy. At the rear of the property, double gates open on to a generous off-road parking area for two / three vehicles, attractively bordered by traditional stone walls. Surrounding this space are well-maintained borders with mature shrubs and planting. A raised area offers the perfect setting for a table and chairs, potted plants, and includes a delightful summer house. Steps flanked by lush, mature borders and a feature pond lead to an additional seating area, beautifully framed by colourful plants. From here, further steps provide access to the rear of the property, offering a private, separate entrance to the lower ground floor accommodation. To the other side, steps rise to a raised decking area—ideal for relaxing and enjoying views of the garden. Continuing, you'll discover a Mediterranean-inspired terraced space, perfectly suited for al fresco dining, with direct access to the lower ground floor kitchen.



#### Useful Information

House built - 1970's approx.

Tenure - Freehold.

Heating - Gas central heating (boiler installed 2019).

Drainage - Mains.

Council tax band - E (Westmorland and Furness Council).

What3Words location - ///factor.canines.passenger.



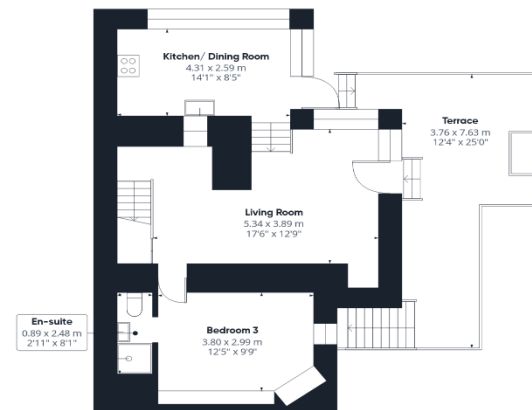
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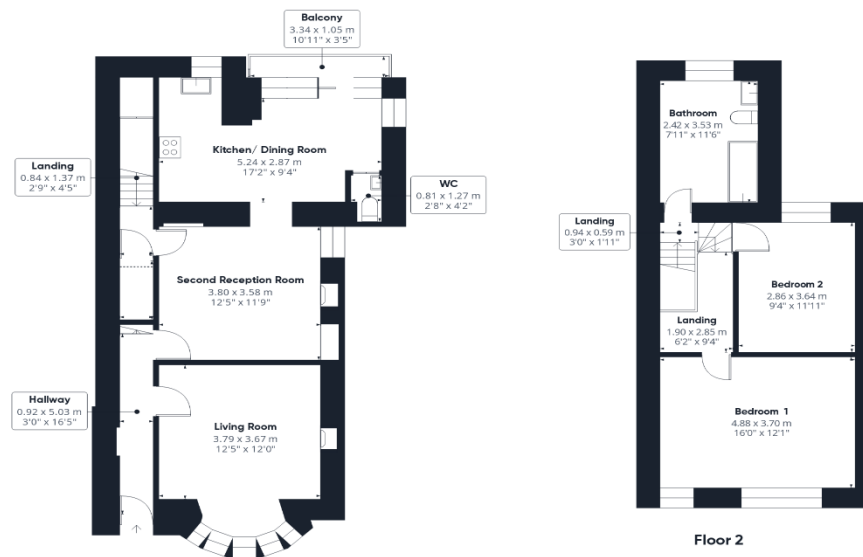




# 12a Stankelt Road - Silverdale



Ground Floor



Floor 2



## Approximate total area<sup>m</sup>

147 m<sup>2</sup>  
1583 ft<sup>2</sup>

## Balconies and terraces

28.7 m<sup>2</sup>  
309 ft<sup>2</sup>

## Reduced headroom

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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