



Silverdale

£375,000

39 Cove Road, Silverdale, Carnforth, LA5 0RR

Located in the AONB of Silverdale, we are delighted to present this deceptively spacious three bedroom semi detached property. In need of some modernisation it has everything a growing family could want to put their own stamp on. With three reception rooms and kitchen downstairs and three bedrooms, bathroom, drying room to the first floor plus a converted attic room, this could soon be your dream home.

Quick Overview

- Spacious Semi Detached House
- Three Reception Rooms
- Three Double Bedrooms
- Converted Attic Room
- Off Road Parking and Garage
- Overlooking Nation Trust Field
- No Chain
- Sought After Village Location
- Close to Local Amenities
- Ultra fast Broadband 1000Mbps*



3



2



3



F



Ultrafast
Broadband



Off Road Parking
& Garage

Property Reference: AR2510



Rear Porch



Living Room



Kitchen



Dining Room

Location From the Hackney and Leigh office in Arnside, head West on The Promenade/B5282 towards Ashleigh Road, follow the road round to the left onto Silverdale Road and continue approximately 1.8 miles onto Cove Road. You will find the property situated on the right next to our For Sale board.

Property Overview Set in the picturesque Village and nestled in the heart of Silverdale, you will find 39 Cove Road.

As you enter through the spacious porch, warmed by the sun all year round to the rear of the property, you will find a ground floor cloak to your right and a good-sized kitchen ahead of you. With fully fitted wall and base units including space for an under-counter freezer, an integrated fridge, AEG grill, separate oven and hob. Under the window looking out through the porch and to the field beyond is a stainless steel one and a half basin sink with drainer.

Following on to the left from the kitchen you will find a cosy dining room with access to the cellar perfect for storage with a window to the front. The living room, to the left is bright and spacious, here you will find sliding doors out to the patio along with dual aspect windows to the front and side overlooking the garden. With beautiful coving and two ceiling roses, an electric fire with marble back and hearth and wooden surround and mantle.

Back through the dining room and into the hallway, complete with period arch, wooden front door and over window you will come to reception room two. Featuring a bright bay window, ceiling rose and coving this could make the perfect snug/getaway room for those relaxing evenings.

Up the stairs you will find three double bedrooms, bedroom two to the rear, including a vanity basin. Bedroom one can be found to the front overlooking the park and bedroom three next door with dual aspect windows overlooking the bowls field at the front and field to the side. Opposite is a family bathroom with bath and overhead electric shower, sink with base unit and plumbing for a washing machine and separate toilet and sink next door. There is currently a drying room which could be used as a bedroom again with beautiful dual aspect views to the side and rear across the fields.

Off the landing, there is a door leading up to the fantastic attic conversation room with big bay window looking to the rear of the property and across to the bay.

Outside To the front of the property there is a path leading to the front door and round to the rear of the property. There is a lovely lawned area wrapping round to the side with borders around the edge. At the rear, there is a sunny seating area and a raised rhubarb bed.



Living Room



Living Room



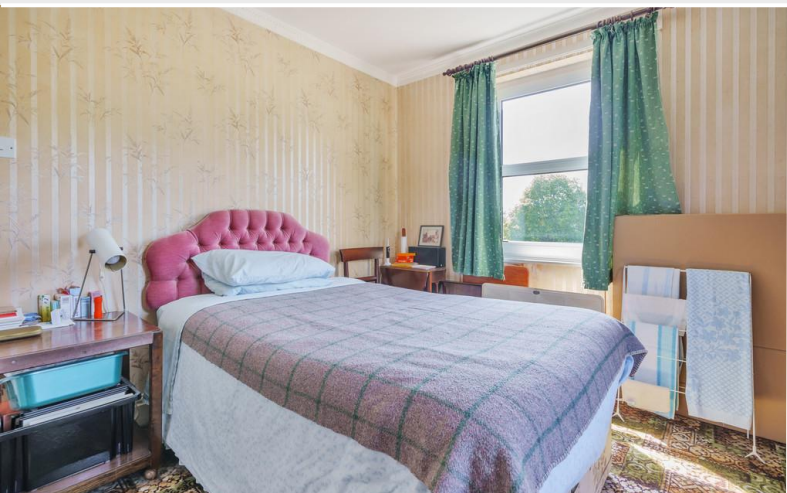
Reception Room



Attic Room



Bedroom Two



Bedroom Three

Parking From the road leading down the side of the property is off road parking and a garage.

What3Words ///permit.trumpet.photocopy

Accommodation (with approximate dimensions)

Sun Room 6' 07" x 11' 2" (2.01m x 3.4m)

Kitchen 8' 10" x 13' 10" (2.69m x 4.22m)

Dining Room 11' 1" x 10' 4" (3.38m x 3.15m)

Living Room 11' 11" x 21' 5" (3.63m x 6.53m)

Reception Room Two 10' 9" x 10' 6" (3.28m x 3.2m)

Cellar 14' 7" x 10' 1" (4.44m x 3.07m)

Bedroom One 10' 6" x 14' 8" (3.2m x 4.47m)

Bedroom Two 13' 11" x 8' 11" (4.24m x 2.72m)

Bedroom Three 10' 6" x 12' 0" (3.2m x 3.66m)

Family Bathroom With bath and overhead shower and separate WC with basin.

Drying Room 10' 8" x 8' 8" (3.25m x 2.64m)

Attic Room 13' 01" x 11' 06" (3.99m x 3.51m)

Garage 14' 11" x 9' 02" (4.55m x 2.79m)

Services Mains Water and Electricity.

Private Drainage.

Tenure Freehold. Vacant possession upon completion.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

Council Tax Band D Lancaster City Council



Bedroom One



Bathroom



Rear View



Rhubarb Patch

Request a Viewing Online or Call 01524 761806

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 01524 761806
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Leigh Bedwell

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



Need help with **conveyancing**? Call us on: 01539 792032



Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

Cove Road, Silverdale, Carnforth, LA5

Approximate Area = 2080 sq ft / 193.2 sq m (includes garage)

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Garage = 130 sq ft / 12 sq m

Total = 2247 sq ft / 208.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Hackney & Leigh. REF: 987457

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 01/08/2023.

Request a Viewing Online or Call 01524 761806