

# Silverdale

£530,000

22 Stankelt Road, Silverdale, Lancashire , LA5 0TA

Situated in a serene and peaceful neighbourhood, this exceptional property has recently undergone a fresh coat of paint, enhancing its allure. Featuring original flooring, this home presents you with the perfect foundation to tailor your ideal living environment. Approximately 2207sq ft spanning over three floors, this welcoming residence showcases three adaptable reception rooms, a spacious kitchen diner, four generously proportioned bedrooms, and two tastefully designed bathrooms. Step outside to discover a vast garden, offering boundless opportunities for both relaxation and outdoor activities. Don't miss the chance to personalize this house into your dream home, located at 22 Stankelt Road.

## Quick Overview

Victorian Stone Built Semi Detached House  
Popular Village Location  
Approximately 2207sq ft Set Over Three Floors  
Three Reception Rooms  
Four Double Bedrooms  
Two Bathrooms  
Off Road Parking  
Large Garden To The Rear  
No Onward Chain  
Ultrafast Broadband 1000mbps\*



4



2



3



E



Ultrafast  
Broadband



Off Road Parking

Property Reference: AR2521



Dining Kitchen



Kitchen



Reception Two



Lower Ground Floor Reception

**Location** Silverdale is a highly sought after village with a range of amenities that can be easily accessed from St. Johns Avenue, with a well regarded primary school, two churches, village hall, shops, post office, golf club, Indian restaurant and a choice of three pubs. The surrounding countryside offers a plethora of walks and stunning scenery that gives Silverdale its AONB status. The train station also provides regular commutes into the City of Lancaster and Manchester and the M6 is just a 15 minute drive away.

**Property Overview** Upon stepping through the front door of 22 Stankelt Road, your journey begins in the magnificent kitchen diner, a warm and inviting space perfect for culinary endeavours and family gatherings. To the left, the dining area showcases an original fitted range alongside a charming fireplace, evoking a sense of history and comfort. On the right, a meticulously designed kitchen awaits, adorned with both wall and base units, complemented by stylish work surfaces. Featuring a Sandringham double oven with a grill and warming compartment, as well as a 7-ring gas hob, this kitchen is a haven for chefs. A seamlessly integrated fridge freezer and freestanding dishwasher ensure both practicality and aesthetics.

Delving further into the home, an inner hallway leads to the spacious living room on the left. The solid wood floor sets a welcoming tone, while an open fire crackles, casting a cozy ambiance. Through the window, take in views of the lush garden and beyond to the bay, adding a touch of tranquillity to everyday life. Adjacent to this living space, you'll find reception room two, bathed in natural light streaming through the large bay window, featuring a solid floor and another inviting fireplace.

Ascending the stairs to the rear of the property, the master bedroom awaits-a sanctuary of serenity offering garden views through an elegant sash window. An open fire with a cast iron surround invites relaxation, while the solid wood floor exudes warmth. Bedroom three, boasting a sash window and cast-iron fire, provides a retreat infused with classic charm.

The family bathroom awaits, offering respite in a luxurious bath complemented by a WC, sink, bidet, and an expansive airing and storage cupboard-a perfect balance of practicality and luxury.

Bedrooms two and four, located to the front, embrace the charm of sash windows. Bedroom two features an additional cast iron fire, adding an extra layer of elegance.

Descending to the lower ground floor, a sun-drenched haven awaits in the form of reception three. Slide open the door to step onto the patio, while a sash window offers views of the enchanting garden. Adjacent to this space, a generous undercroft area serves as an excellent storage solution. Continuing onward, discover a convenient utility area housing the boiler, plumbing for a washing machine, and stainless-steel sink. A contemporary shower room, featuring a tiled floor, walk-in shower, basin, and WC, completes this level.

**Outside** The exterior of the property presents a picturesque setting. At the front, a welcoming flagged patio seating area greets you, nestled behind a veil of mature shrubbery that not only offers privacy but also enhances the natural beauty of the surroundings.





Reception One



Aerial Shot



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Moving to the side of the property, you'll discover another inviting slabbed patio. This pathway leads you to a splendid hardwood balcony, an elevated platform providing access to reception three with storage space underneath. From this vantage point, you can enjoy a heightened perspective of the surroundings. Stairs from the balcony gently descend, guiding you to the garden below.

Stepping into the garden, a sense of tranquility washes over you. The garden's layout makes the most of its varied terrain, incorporating distinct layers and slopes that add an appealing dimension to the landscape. The dedication to its maintenance is evident in the lush and vibrant lawn, meticulously tended to. Thoughtfully arranged borders divide the space, each adorned with an assortment of plants that inject color and vitality into the scenery.

**Parking** The property boasts practical amenities that enhance its functionality. Adjacent to the house, you'll find a convenient gravelled off-road parking area.

#### Accommodation (with approximate dimensions)

**Reception One** 12' 01" x 15' 10" (3.68m x 4.83m)

**Reception Two** 15' 07" x 12' 05" (4.75m x 3.78m)

**Kitchen Diner** 23' 04" x 12' 03" (7.11m x 3.73m)

**Sun Room** 12' 00" x 18' 07" (3.66m x 5.66m)

**Under Croft** 23' 04" x 12' 03" (7.11m x 3.73m)

**Utility** 11' 01" x 8' 02" (3.38m x 2.49m)

**Shower Room**

**Master Bedroom** 15' 10" x 12' 00" (4.83m x 3.66m)

**Bedroom Two** 12' 03" x 11' 10" (3.73m x 3.61m)

**Bedroom Three** 12' 05" x 8' 08" (3.78m x 2.64m)

**Bedroom Four** 12' 05" x 9' 11" (3.78m x 3.02m)

**Bathroom**

**What 3 Words** ///fighters.mopped.ruffling

**Directions** Head west on The Promenade towards Ashleigh Road, turn left onto Silverdale Road and follow approx. 2 miles onto Cove Road, continue onto Park Road and turn right onto Emesgate Lane. Follow this for half a mile and turn left onto Stankelt Road, the property can be found on the right next to our For Sale board.

#### Property Information

**Council Tax** Tax Band G. Lancaster City Council.

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





Garden



Aerial Shot





22 Stankelt Road



Family Bathroom



Lower Ground Floor Bathroom

**Services** Mains gas, water and electricity. Private drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.

**Anti Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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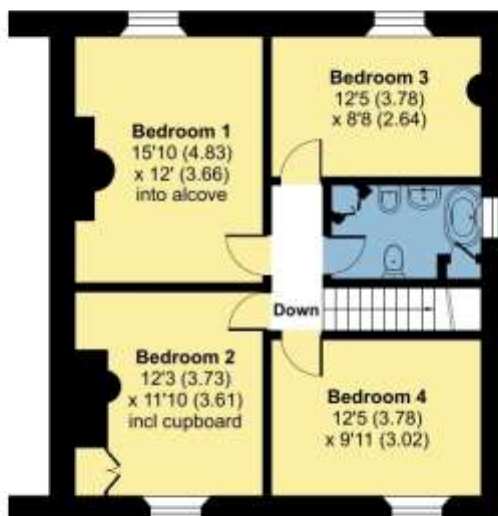
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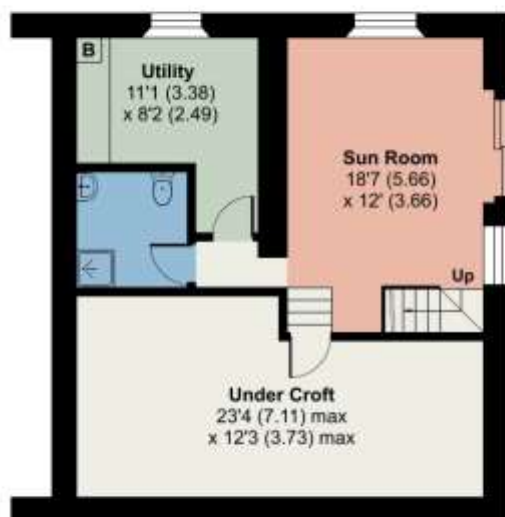
# Stankelt Road, Silverdale, Carnforth, LA5

Approximate Area = 2207 sq ft / 205 sq m

For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1017930

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