



Silverdale

3 Cleveland Avenue, Silverdale, Carnforth, Lancashire, LA5 0RP

Tucked away in a peaceful cul-de-sac position in the picturesque village of Silverdale, this detached dormer bungalow is a hidden gem. Boasting generous living spaces, including three double bedrooms, shower room with additional W.C., well-maintained front and rear gardens alongside convenient amenities such as off-street parking and a detached garage, offered with the added benefit of no chain delay.

Offers in the region of **£350,000**

Quick Overview

Detached Dormer Bungalow

Well Presented Throughout

No Chain Delay

Three Double Bedrooms

Modern Shower Room with Additional W.C.

Detached Garage and Off Street Parking

Quiet Residential Village Location

Enclosed Rear Garden

Generous Plot

Ultrafast 1000 Mbps Broadband Available*



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Ultrafast
Broadband



Garage & Off
Street Parking

Property Reference: AR2577



Living Room



Living Room



Kitchen



Bedroom One

Location Silverdale stands as a highly coveted village boasting a variety of easily accessible amenities. Among these are a two churches, a village hall, shops, a post office, a golf club and a selection of three pubs. The surrounding countryside presents an array of picturesque walks and breathtaking scenery, contributing to Silverdale's designation as an Area of Outstanding Natural Beauty (AONB). For commuters, the nearby train station offers regular services to both the city of Lancaster and Manchester, while the M6 motorway can be reached with just a 15-minute drive.

Property Overview Step into this charming bungalow, well presented and exuding warmth throughout. The welcoming hallway guides you effortlessly to each room, setting the stage for comfortable living.

To the left, the spacious living room awaits, suffused with natural light and adorned with a focal fire nestled within a marble surround, evoking a sense of cosiness and relaxation.

The kitchen beckons with its view of the sunlit rear garden. With modern shaker-style base and wall units complemented by a tasteful grey tile splashback and laminate flooring, it boasts a range of integrated appliances including a Lamona oven, hob, extractor hood, and washing machine. With ample room for a fridge freezer and dining table, this space also offers seamless access to the rear garden.

Discover two of the three double bedrooms, offering versatility and comfort. Bedroom one impresses with ample built-in wardrobes and dresser, providing convenient storage solutions. Enjoy views of the rear elevation from this cosy retreat. Meanwhile, bedroom two, located at the front, offers abundant space for furniture and storage options.

Completing the ground floor is the contemporary shower room, boasting a sleek white three-piece suite comprising a W.C., pedestal sink, and walk-in shower. Adorned with stylish tile surrounds, it also features a practical storage cupboard, adding both functionality and flair to this modern space.

Make your way up to the first floor, where you'll find a handy second W.C. with access to a convenient loft space and the third double bedroom. Enhanced by a Velux window, this bedroom is flooded with natural light, fostering a tranquil and welcoming ambiance.

Outside & Parking Outside, at the rear of the property, you'll find a secluded and easily maintained garden, offering a private retreat with a paved patio area perfect for enjoying outdoor meals and relaxation. This inviting outdoor space encompasses the property with a patio that gracefully extends to the front, bordered by a charming stone wall embellished with verdant shrubs and colourful flowers.

Conveniently, there is also a detached garage and plentiful off-street parking available, ensuring ample space for vehicles and storage needs.

Directions From the Arnside office, head west on The Promenade, and follow the road round to the left onto Silverdale Road. Continue for approximately 2 miles and continue onto Cove Road for around a mile. Continue onto Park Road and turn left onto Cleavelands Avenue where you will find the property is located on your left-hand side.

What3Words ///verdict.whips.quilt

Accommodation with approximate dimensions

Living Room 14' 8" x 13' 1" (4.47m x 3.99m)

Kitchen Diner 11' 3" x 10' 4" (3.43m x 3.15m)

Bedroom One 12' 7" x 10' 7" (3.84m x 3.23m)

Bedroom Two 11' 1" x 10' 3" (3.38m x 3.12m)

Bedroom Three 10' 4" x 9' 2" (3.15m x 2.79m)

Loft 22' 8" x 15' 7" (6.91m x 4.75m)

Garage 18' 11" x 8' 7" (5.77m x 2.62m)

Property Information

Services Mains electricity, mains gas and mains water. Private drainage.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band E - Lancaster City Council

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 the 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



Bedroom Two



Bedroom Three



Shower Room



Rear Garden



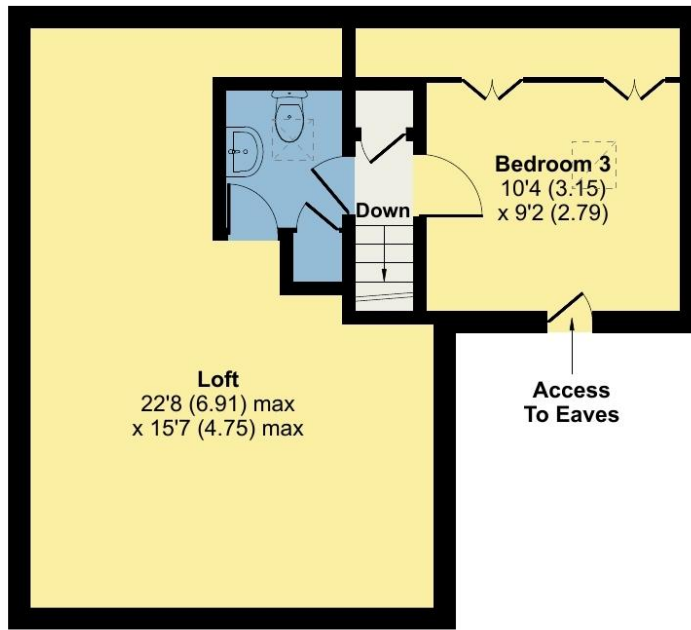
Clevelands Avenue, Carnforth, LA5

Approximate Area = 1266 sq ft / 117.6 sq m

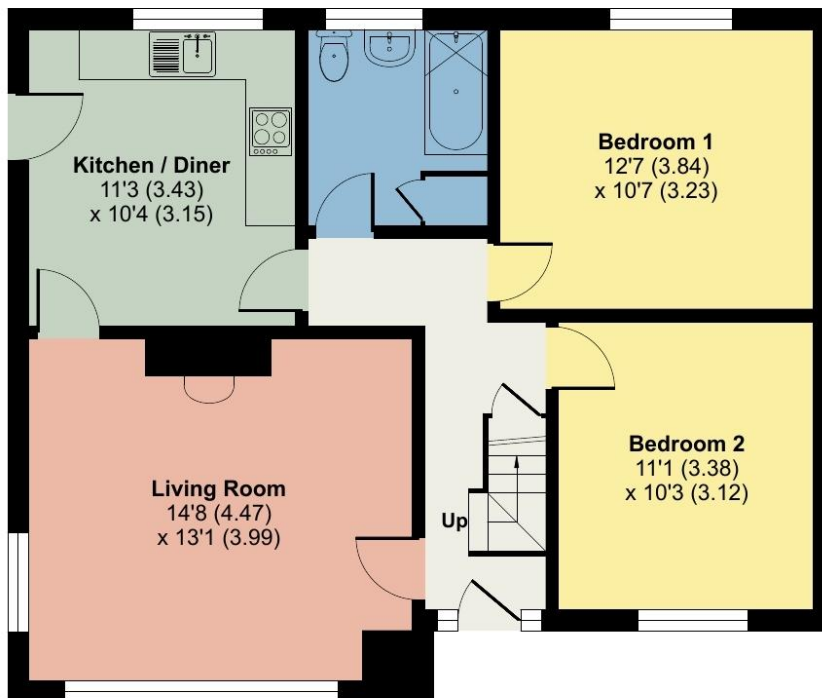
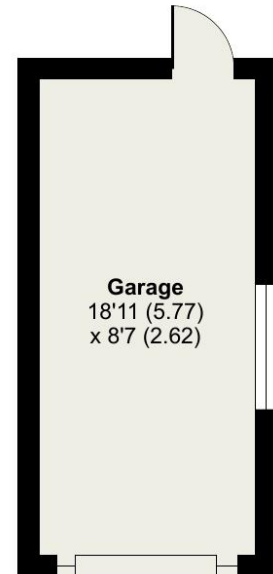
Garage = 165 sq ft / 15.3 m

Total = 1431 / 132.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1121897

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