

Silverdale

£595,000

The Prospect, Elmslack Lane, Silverdale, LA5 0RX

Nestled in the charming village of Silverdale, The Prospect is a beautiful detached home bursting with potential. Awaiting the personal touch of its new owner, the property offers three/four generously sized bedrooms, three versatile reception rooms, ample off-street parking, a garage, and a private garden. This delightful property is the perfect foundation for a wonderful family home.

Quick Overview

- Three/Four Bedroom Detached House
- Three Reception Rooms
- Quiet Residential Location in Silverdale
- No Chain Delay
- Garage and Ample Off Street Parking
- Array of Nearby Local Walks
- Private Garden
- Main Bathroom and Downstairs Shower Room
- Close to Local Amenities, Transport Links and a Well Regarded Primary School
- Ultrafast Broadband Available*



4



2



3



D



Ultrafast
Broadband



Driveway &
Garage

Property Reference: AR2599



Entrance Hall



Living Room



Conservatory



Kitchen

Location Silverdale is a highly sought after village with a range of amenities that can be easily accessed from Emesgate Lane, 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 As you step into the property, you'll immediately appreciate the spacious layout, beginning with a generously sized, welcoming hallway. To your right, the first reception room exudes warmth and charm, featuring a stunning bay window that fills the space with natural light. Double doors open into the conservatory, an ideal spot for relaxation, with direct access to the front of the property.

At the rear, you'll discover two additional reception rooms, perfectly designed for entertaining. These rooms seamlessly flow into the kitchen, creating a wonderful open-plan dining area.

Step down into the well-appointed kitchen, wooden cabinetry, a complementary tiled backsplash, and tiled flooring. Adjacent to the kitchen is a separate utility room, offering ample storage and equipped with plumbing for a washing machine, space for a dryer, and additional cupboards. The utility room also provides convenient access to the rear garden.

Completing the ground floor is one of the four double bedrooms, a versatile space that can serve as a home office, playroom, or guest bedroom. This room is accompanied by a convenient downstairs shower room.

On the first floor, you'll discover three good sized double bedrooms, each fitted with built-in wardrobes and offering a blank canvas for personalisation. This level also boasts a four-piece bathroom suite, featuring a toilet, pedestal sink, bathtub, separate shower cubicle, and tile surrounds.

Outside & Parking The property is nestled in a private and serene setting, featuring a long driveway with ample parking space, bordered by mature trees and shrubs. A detached garage adds convenience, while steps lead up to the house, which sits in an elevated position.

At the rear, the secluded garden offers both a patio and a lawn, framed by flowers and trees. A paved path leads to the front of the house, and there is also an outbuilding for additional storage. Though the garden would benefit from some care, it holds great potential for enhancement.

Directions From the Arnside office, Head west on The Promenade and turn left onto Silverdale Road, follow for approx. 1.8 miles and continue onto Cove Road, turn left onto Elmslack Court, turn right onto Elmslack Lane and turn right onto Woodlands Drive. Continue up the hill and the property can be found on the right by our For Sale board.

What3Words ///crowbar.vague.reissued



Kitchen Dining Area



Dining Room



Bedroom One



Bedroom Two



Bedroom Four



Bedroom Three

Accommodation with approximate dimensions

Living Room 15' 11" x 12' 11" (4.85m x 3.94m)

Dining Room 13' 0" x 11' 11" (3.96m x 3.63m)

Lounge 12' 0" x 7' 11" (3.66m x 2.41m)

Kitchen 12' 5" x 8' 5" (3.78m x 2.57m)

Utility 8' 5" x 6' 6" (2.57m x 1.98m)

Conservatory 12' 2" x 11' 05" (3.71m x 3.48m)

Bedroom One 15' 11" x 12' 11" (4.85m x 3.94m)

Bedroom Two 13' 0" x 11' 11" (3.96m x 3.63m)

Bedroom Three 14' 8" x 8' 5" (4.47m x 2.57m)

Bedroom Four 11' 11" x 11' 10" (3.63m x 3.61m)

Garage 15' 7" x 9' 10" (4.75m x 3m)

Property Information

Services Mains gas, water, electricity and 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.

Council Tax Band F - Lancaster City Council

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

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

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).



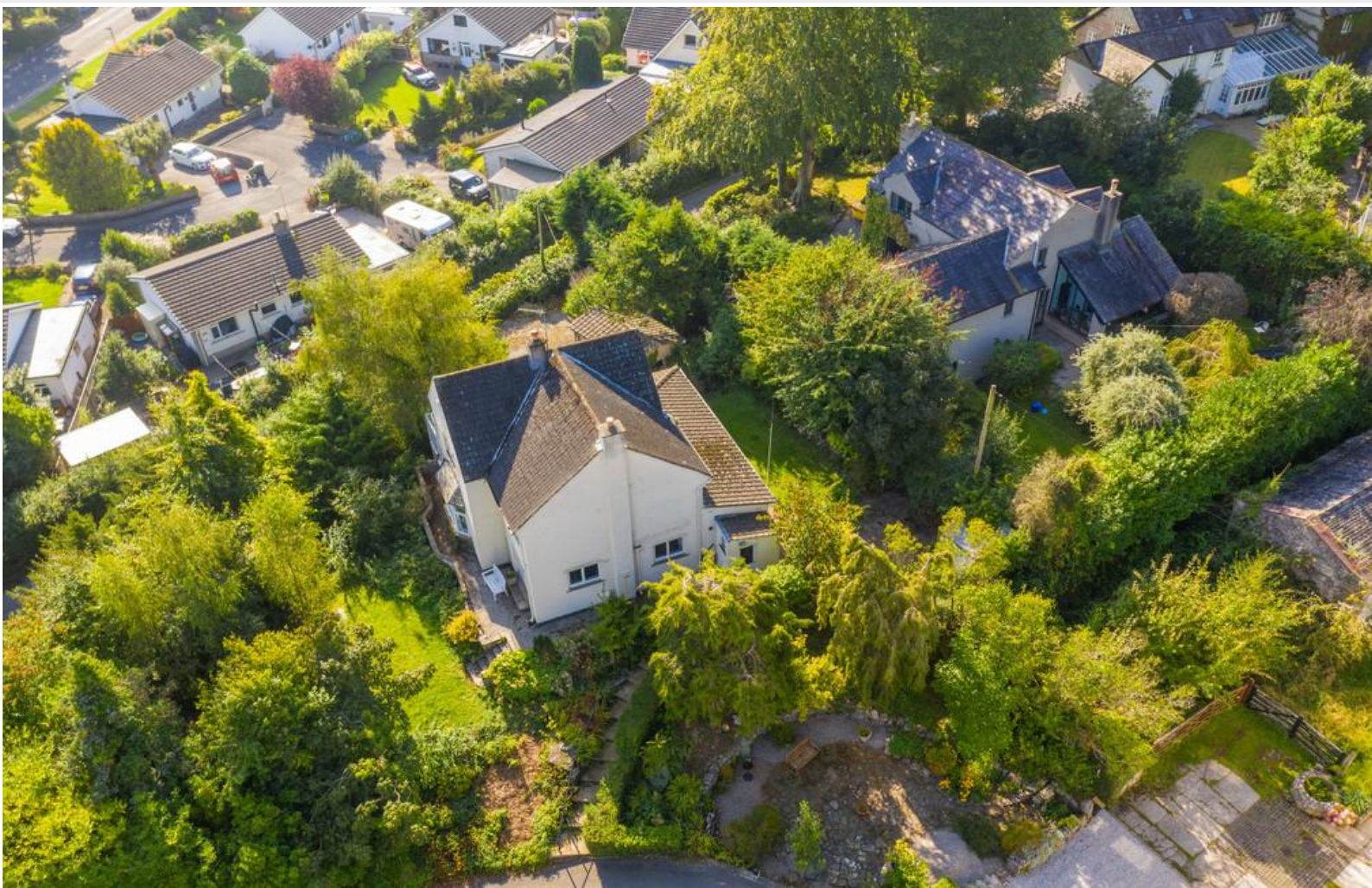
Bathroom



The Prospect



The Prospect



The Prospect

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



Leigh Bedwell

Sales Team

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



Matilda Stuttard

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

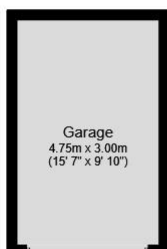
Elmslack Lane, Silverdale, Carnforth



Ground Floor



First Floor



Garage

Total floor area 181.9 m² (1,958 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. 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 19/09/2024.