



## Silverdale

**£250,000**

1 Challan Hall Cottages, Silverdale, Lancashire, LA5 0UH

Nestled in the picturesque village of Silverdale, this traditional end-terrace home offers deceptive spaciousness and endless potential. Set on a generously sized plot, it enjoys picturesque green views from every angle.

### Quick Overview

Situated in the Sought After Village of Silverdale

Split over Four Floors

Countryside Views

Off Street Parking and Garage

Perfect First Time Buy

Array of Nearby Local Walks

Nearby Bus, Rail and M6 Links

Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway, Garage  
& Carport

Property Reference: AR2605



Living Room



Kitchen



Bedroom One



Bedroom Two

Step into the property through the welcoming entrance vestibule, which opens into a charming living room. This cosy space features a focal fireplace set on a stone surround and offers a lovely green outlook. The room is brimming with potential, awaiting your personal upgrades and finishing touches.

From here, move into the kitchen-dining room. This well-appointed area includes a range of wooden base and wall units, an integrated double oven and hob, space for an under-counter fridge, plumbing for a washing machine, and plenty of room for a dining table and chairs. Conveniently, it also provides direct access to the rear of the property.

Additionally, the property benefits from a versatile cellar, providing excellent storage options. It is equipped with power and lighting and offers access to the side garden.

Continue up to the first floor, where you'll find one of two double bedrooms, offering stunning countryside views stretching out from the rear of the property. This floor also features a well-equipped shower room, complete with a walk-in shower, pedestal sink, toilet, and built-in linen cupboard, all finished with tiled walls and carpeted flooring.

On the second floor, discover another generously sized double bedroom. This bright and airy space benefits from under-eaves storage and a Velux window that fills the room with natural light.

Externally, the rear of the property features a tarmacked area that can be utilised as a driveway, along with the convenience of a garage and carport.

One of the highlights of this property is the expansive side garden, boasting a beautifully maintained lawn, mature shrubs, and a meandering pathway that lead to the rear. This garden is a haven for gardening enthusiasts, surrounded by lush greenery and offering a serene, picturesque setting.

#### Accommodation with approximate dimensions

Living Room 13' 10" x 11' 11" (4.22m x 3.63m)

Kitchen 10' 11" x 10' 8" (3.33m x 3.25m)

Bedroom One 13' 10" x 11' 10" (4.22m x 3.61m)

Bedroom Two 12' 7" x 12' 6" (3.84m x 3.81m)

Cellar 14' 1" x 12' 0" (4.29m x 3.66m)

Garage 19' 5" x 11' (5.92m x 3.35m)

Carport 19' 5" x 8' 5" (5.92m x 2.57m)

## Property Information

**Tenure** Freehold

**Council Tax** Band C

**Services** Mains gas, electricity, water, septic tank drainage. Ultrafast broadband available.

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.

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

**Restrictions & Rights** The property has private right of way at the rear, with maintenance and repair costs shared equally among the four neighbouring properties.

The adjacent land is designated for use solely as a garden. It is not permitted for building, construction, or grazing animals.

**Directions** From the Hackney & Leigh Arnside office proceed along Black Dyke Road and over the level crossing following the road until the T junction, turn right and proceed to the end of this road and bear left onto Ford Lane where the property can be located on your left hand side.

**What3Words** ///operating.openly.brotherly

**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).



Shower Room



Rear of the Property



Garden



Garden

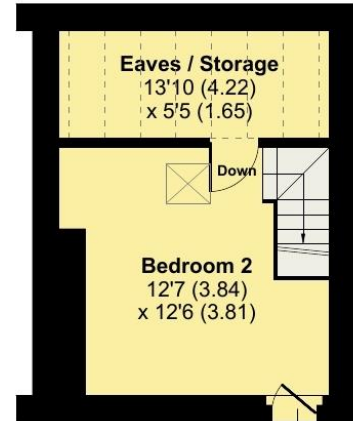
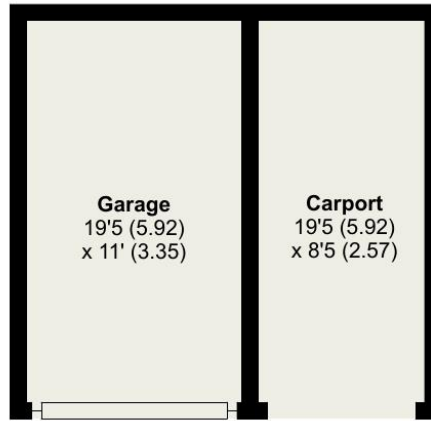
# Challan Hall Cottages, Silverdale, Carnforth, LA5



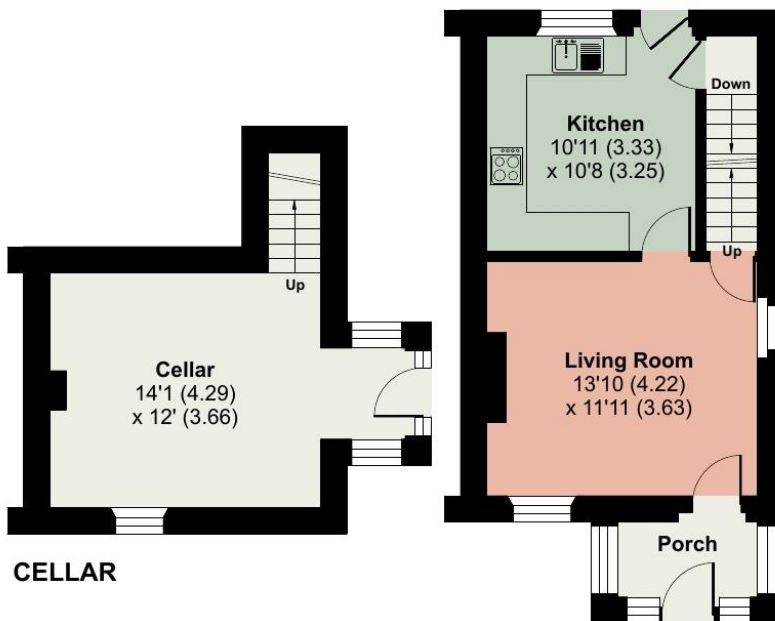
Approximate Area = 1065 sq ft / 98.9 sq m  
 Limited Use Area(s) = 83 sq ft / 7.7 sq m  
 Garage = 215 sq ft / 19.9 sq m (excludes carport)  
 Total = 1363 sq ft / 126.5 sq m

For identification only - Not to scale

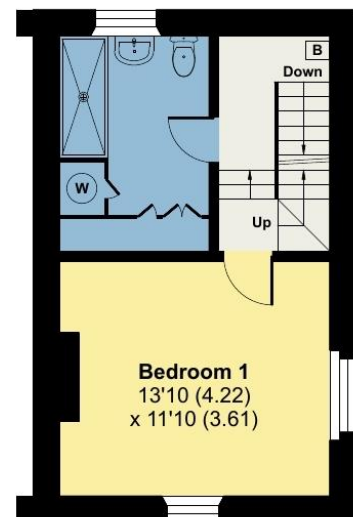
Denotes restricted head height



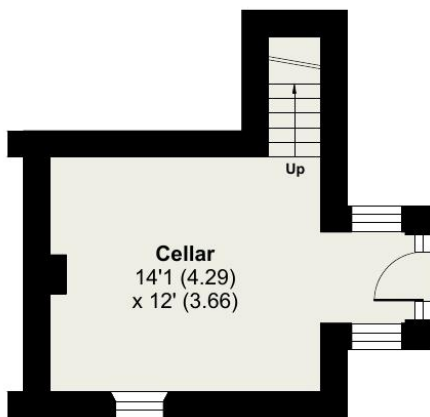
**SECOND FLOOR** Access to eaves



**GROUND FLOOR**



**FIRST FLOOR**



**CELLAR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Hacknev & Leigh. REF: 1219667

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