



## Silverdale

£575,000

Wallings, Cove Road, Silverdale, Carnforth, LA5 0SB

Welcome to this beautifully presented 2-bedroom detached bungalow, perfectly situated in the charming village of Silverdale.

Set in a peaceful location, the property features 2 gated entrances and off-road parking, a well-maintained garden with a charming summerhouse, and a versatile converted loft space that can be used as a studio or home office or additional bedroom. Inside, the accommodation is bright and inviting, with spacious living areas and generously sized bedrooms.

### Quick Overview

Two Bedroom Detached Bungalow  
Additional Converted Loft Space Ideal Studio or  
Home Office  
Beautifully Presented Throughout  
Two Separate Gated Driveways and Off Road  
Parking  
Finished to a High Standard  
Nearby Bus, Rail and M6 Links  
Close to Amenities  
Walks From Your Doorstep and 5 Minutes to the  
Coast  
Sought After Location



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B4RN\*  
Broadband



Gated Driveways  
& Off Road  
Parking

Property Reference: AR2663





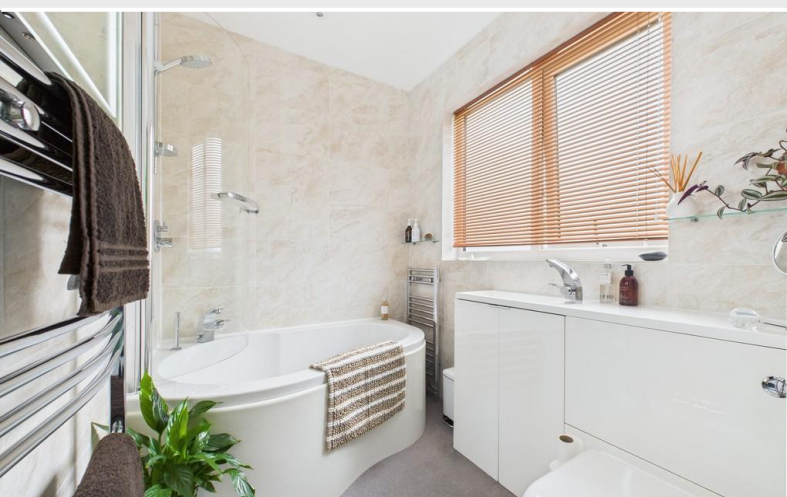
Entrance Hallway



Bedroom Two



Bedroom One



Bathroom

Silverdale is a highly sought after village with a range of amenities that can be easily accessed from Red Bridge Lane / Emesgate Lane, with a well regarded primary school, two churches, village hall, shops, three cafe's, golf club, Indian restaurant and a choice of three pubs, whilst the surrounding countryside offers a plethora of walks and stunning scenery with Wallings being a 5 minute to the coast. The train station also provides regular commutes into the City of Lancaster, Manchester as well as travelling directly to Manchester Airport and the M6 is just a 15 minute drive away.

The hallway leads you to Bedroom One on the right, featuring built-in fitted furniture for convenient storage.

To the left, you'll find a spacious open-plan living, dining, and kitchen area, highlighted by a charming bay window that fills the space with natural light. The kitchen is well-equipped with a range of wall and base units, complemented by worktops and tiled splashbacks. It includes a one-and-a-half bowl composite sink with draining board, windows overlooking the rear garden, a Belling range-style oven with a five-ring gas hob and extractor hood, an integrated fridge freezer and dishwasher, and ample space for a dining table.

From the kitchen, step into the sitting room which could also be utilised as a guest bedroom, which opens onto the garden through sliding patio doors, creating a seamless indoor-outdoor flow.

Adjacent is a practical bathroom/utility room, offering space for a washing machine and tumble dryer, tiled walls with storage shelving, a rainfall shower enclosure, and a heated towel radiator. A separate W.C. features a wall-hung hand wash basin.

At the rear of the hallway, Bedroom Two is a comfortable double room overlooking the garden. The family bathroom has a sliding door, built-in W.C. and hand wash basin with storage, a P-shaped bath with shower and screen, heated towel radiator, and tiled walls.

A spiral staircase leads to a converted loft room, ideal as a studio, home office, or additional bedroom, complete with exposed beams and Velux window that brings in plenty of light.





Living / Dining / Kitchen Room



Kitchen / Dining / Living Room





Kitchen / Dining / Living Room



Kitchen / Dining / Living Room



Sitting Room



Studio Space

Outside, two gated driveways provide plentiful off-road parking. The front garden is well-stocked and screened, with colorful borders, seating space, and a utility / bin / wood store. At the rear, a summerhouse and patio provide relaxing outdoor areas, with steps leading down to a neatly maintained garden featuring lawn, pathways, raised planters, and garden sheds.

#### Accommodation (with approximate dimensions)

**Open Plan Kitchen / Living / Dining Room** 12' 11" x 31' 10" (3.94m x 9.7m)

**Sitting Room** 9' 4" x 14' 7" (2.84m x 4.44m)

**Shower Room / Utility Room** 9' 7" x 3' 8" (2.92m x 1.12m)

**Bedroom One** 12' 8" x 11' 11" (3.86m x 3.63m)

**Bedroom Two** 9' 4" x 11' 10" (2.84m x 3.61m)

**Bathroom** 6' 11" x 5' 6" (2.11m x 1.68m)

**Studio** 29' 6" x 22' 0" (8.99m x 6.71m) Please note some restricted head height.

**Summerhouse** 6' 3" x 11' 5" (1.91m x 3.48m)

#### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax Band D** Lancaster City Council

**What3Words** ///solar.deflation.snoring

**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. We can recommend several local firms who may be able to assist.

**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.





Patio and Summerhouse



Garden





Garden



Garden



Garden

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## Meet the Team

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Viewings available 7 days a week  
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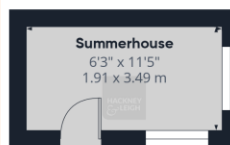
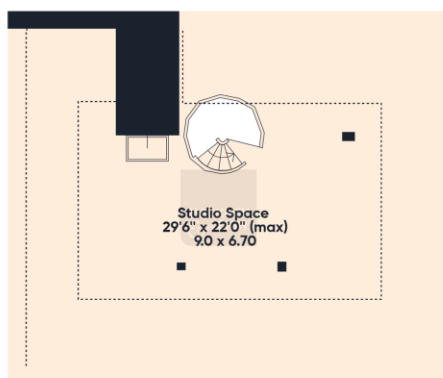
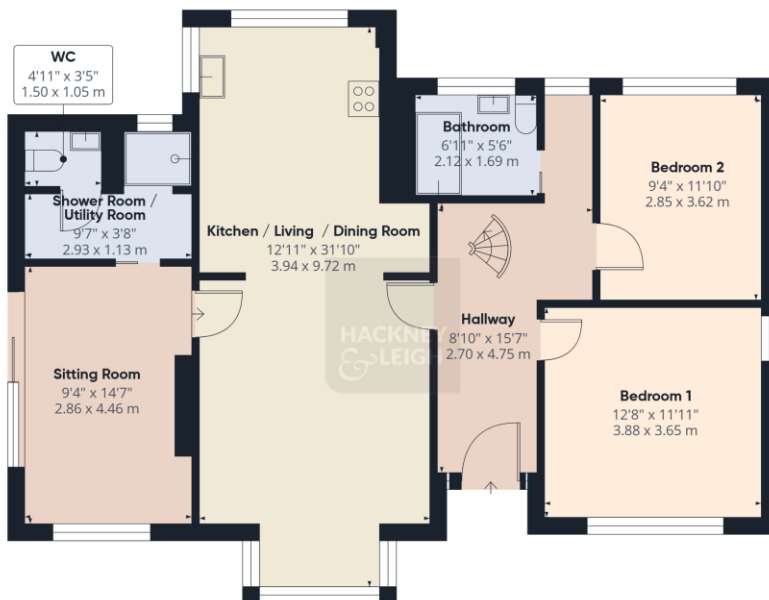


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#### Approximate total area<sup>m</sup>

1509 ft<sup>2</sup>  
140.1 m<sup>2</sup>

#### Reduced headroom

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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