

Silverdale

£375,000

5 Spring Bank, Silverdale, Carnforth, Lancashire, LA5 0TD

5 Spring Bank is a bright, spacious home with generous living areas, three well-sized bedrooms, and attractive front and rear gardens. Spread over three floors and filled with natural light, it offers versatile and inviting family living.

Quick Overview

Traditional Victorian Three Bedroom House
Period Features Throughout
Convenient Home Office
Sought after Village Location
Walks from Your Doorstep
Front and Rear Garden
Nearby Bus, Rail and M6 Links
5 Minutes to the Coast
A Range of local Amenities
Ultrafast* Broadband



3



2



1



TBC



Ultrafast
Broadband*



On Street
Parking

Property Reference: AR2667



Living Room



Dining Room



Kitchen



Landing

Spring Bank, you're welcomed by a bright, inviting hallway with impressively high ceilings and a practical porch area for shoes and coats.

Immediately to the left is the generous living room, featuring a large bay window overlooking the front garden. This light-filled space is perfect for entertaining guests or relaxing in front of the fire.

The dining room also enjoys an abundance of natural light, thanks to a wide rear-facing window overlooking the garden. With its feature fireplace and ample space for a large dining table, it's an ideal setting for family meals or gatherings.

The well-equipped kitchen includes a Rangemaster hob and oven, along with lovely views of the rear garden and patio.

Upstairs, you'll first find a convenient office space-perfect for working from home or for use as a hobby room. Next is the good-sized family bathroom, featuring a pedestal sink, shower-over-bath, and a blend of classic style with modern touches.

Along the hallway are Bedrooms One and Two. Bedroom Two is a spacious double with plenty of storage options, its own en-suite shower room, and a window overlooking the rear garden. Bedroom One features double fronted windows overlooking the front garden, filling the room with natural light and offering excellent space for wardrobes and a double bed.

Heading upstairs once more, Bedroom Three offers a wonderfully large space with impressive Velux windows that flood the room with light. Currently arranged with two beds, it's perfect as a guest room, children's room, or a cosy upstairs snug.

Outside, 5 Spring Bank benefits from both front and rear gardens-ideal for enjoying a morning coffee or unwinding with an evening drink.

Accommodation (with approximate dimensions)

Kitchen 9' 2" x 15' 6" (2.79m x 4.72m)

Dining Room 13' 10" x 13' 10" (4.22m x 4.22m)

Living Room 12' 4" x 16' 4" (3.76m x 4.98m)

Bedroom One 18' 1" x 12' 7" (5.51m x 3.84m)

Bedroom Two 12' 10" x 13' 10" (3.91m x 4.22m)

En-suite 5' 9" x 4' 2" (1.75m x 1.27m)

Bedroom Three 17' 11" x 11' 4" (5.46m x 3.45m)

Office 5' 2" x 10' 4" (1.57m x 3.15m)

Bathroom 5' 0" x 10' 11" (1.52m x 3.33m)

Cellar 12' 8" x 10' 3" (3.86m x 3.12m)

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

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C Lancaster City Council

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Directions

Energy Performance Certificate

Viewings Strictly by appointment with Hackney & Leigh.

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).

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*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 17/11/2025.



Bedroom One



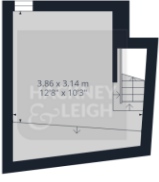
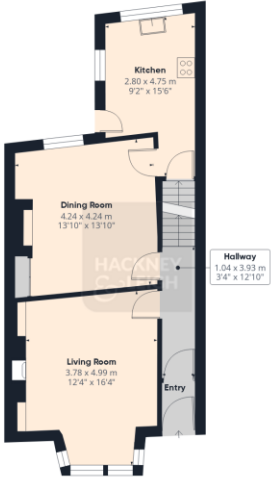
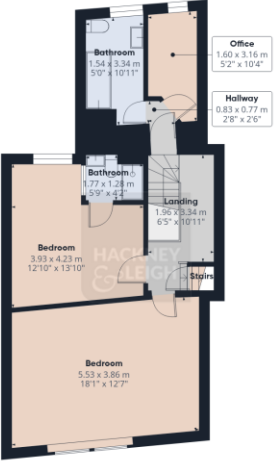
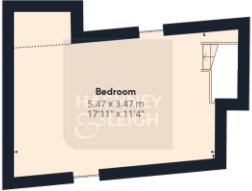
Bedroom Two



Bedroom Three



Garden

 Floor 0	 Floor 1	 Approximate total area^m 140.4 m² 1510 ft² Reduced headroom 1.3 m² 14 ft²
 Floor 2	 Floor 3	(1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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