



# Silverdale

£265,000

14 Lindeth Close, Silverdale, Carnforth, LA5 0TU

A three-bedroom end-terrace home, quietly situated in a peaceful cul-de-sac within the sought-after Arnside and Silverdale AONB.

The property features both front and rear gardens, off-road parking, and is conveniently located just a short walk from the village centre of Silverdale, offering easy access to local shops, cafes, and amenities, as well as scenic countryside and coastal walks.

## Quick Overview

- No Onward Chain
- Three Bedroom End Terraced House
- Plentiful Off Road Parking
- Gardens to the Front and Rear
- Quiet Cul De Sac Location
- Within Arnside and Silverdale AONB
- Short Walk into Silverdale
- Ultrafast\* Broadband



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Ultrafast\*  
Broadband



Off Road Parking

Property Reference: AR2672



Living Room



Kitchen



Bedroom Two



Bedroom One

An end terraced home offering plenty of potential, approached via a few steps leading to a front porch and entrance hall. Stairs to the first floor are located directly ahead, with a door to the right opening into the living room, which features windows to the front, side, and rear, and a coal-effect gas fire set within a stone surround with wooden mantle.

The kitchen diner is accessible from the living room and the entrance hallway and includes a range of wall and base units with worktops, a stainless steel sink and drainer, space for a freestanding cooker, space and plumbing for a washing machine, an Indesit under-counter fridge, and room for a dining table.

On the first floor there are two double bedrooms and a single bedroom, all with additional storage space. The property also benefits from a separate W.C. and a bathroom with tiled walls, a bath with shower over, and a hand wash basin with storage unit beneath.

Outside, the front garden has mature shrubs, and side access provides ample parking as well as gated entry to the rear. The rear garden is mostly gravelled, bordered by mature hedgerows and shrubs, and includes an outbuilding suitable for extra storage.

#### Accommodation (with approximate dimensions)

**Kitchen** 16' 11" x 8' 9" (5.16m x 2.67m)

**Living Room** 16' 9" x 12' 1" (5.11m x 3.68m)

**Bedroom One** 11' 1" x 12' 1" (3.38m x 3.68m)

**Bedroom Two** 10' 11" x 8' 9" (3.33m x 2.67m)

**Bedroom Three** 7' 1" x 9' 1" (2.16m x 2.77m)

**Bathroom** 5' 7" x 4' 11" (1.7m x 1.5m)

#### Property Information

**Services** Mains gas, water and electricity. Private drainage to shared council owned septic tank.

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

**Council Tax Band B** Lancaster City Council

**What3Words** ///travels.disarmed.alarm

**Directions** From Carnforth, head towards Warton and take the left turning onto Sand Lane and follow this road for approximately 2 ½ miles. At the junction bear left onto Slackwood Lane, which becomes Stankelt Road. Continue along Stankelt Road until you come to a ninety degree right hand bend, take a left turn off this bend, this road then becomes Lindeth Road. Lindeth road will bear to the left and then you will come to a fork, take the left at the fork to continue along Lindeth Road. You will then take the next turning left into Lindeth Close and number 14 is located at the end of road.

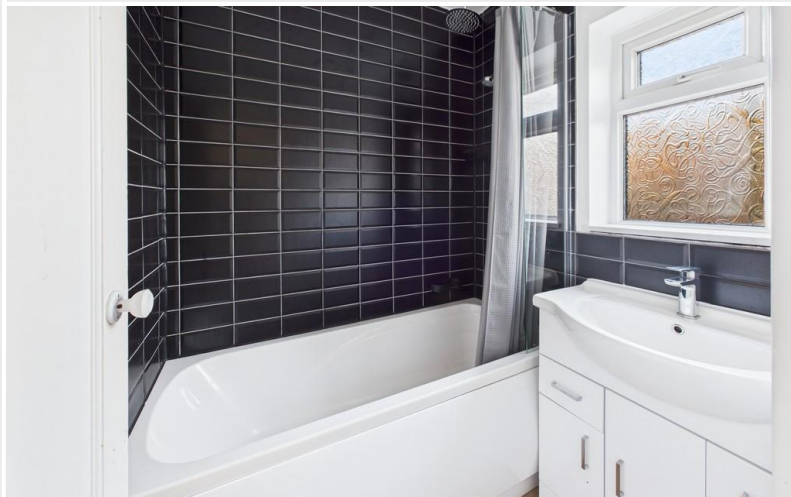
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings** Strictly by appointment with Hackney & Leigh.

**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).



Bedroom Three



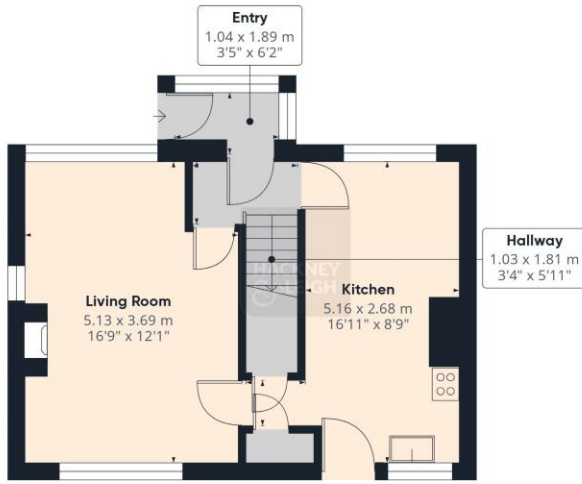
Bathroom



Rear Garden



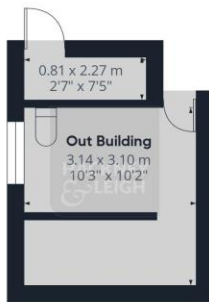
Rear Garden



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>m</sup>**  
85.7 m<sup>2</sup>  
922 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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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