



Silverdale

£525,000

10 Cleveland Avenue, Silverdale, Carnforth, LA5 0RP

A beautifully presented four-bedroom detached bungalow set in an elevated position within the village of Silverdale, enjoying far-reaching views across the surrounding landscape. Ideally located with scenic walks from the doorstep, this appealing home combines comfort and practicality, with well-maintained accommodation throughout. Externally, the property benefits from a driveway providing off-road parking, a garage, and an easy-to-maintain garden, making it perfectly suited to those seeking a peaceful village lifestyle in a sought-after elevated setting.

Quick Overview

Four Bedroom Detached Bungalow
Elevated Position
Driveway, Off Road Parking and Garage
Well Presented Throughout
Quiet Residential Village Location
Walks From Your Doorstep
Solar Panels
Nearby Bus, Rail and M6 Links
Sought After Location

Ultrafast 1000 Mbps Broadband Available*



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Ultrafast*
Broadband



Garage, Driveway
& Off Road
Parking

Property Reference: AR2693



Hallway



Bedroom Four / Home Office



Bathroom



Living / Dining Room

On entering the property, you are welcomed into a bright and inviting hallway which sets the tone for the rest of the home. From here, the accommodation flows through to a generous and light-filled living/dining room, enjoying an elevated outlook towards the village. This impressive triple aspect reception space offers excellent proportions with ample room for both lounge seating and a full dining suite, making it ideal for everyday living as well as entertaining. A focal electric fire is set on a stone hearth with a wooden mantelpiece, providing a cosy centrepiece to the room. Patio doors open directly onto the rear patio and garden, seamlessly connecting indoor and outdoor living while allowing an abundance of natural light to flood the space.

From the hallway, the first door on the left leads to Bedroom Four, currently utilised as a home office. This is a highly versatile room and could easily be adapted to suit a variety of needs, such as a playroom, study, dressing room or hobby space.

Continuing along the hallway is the kitchen, fitted with a range of wall and base units with worktops over, offering plenty of storage and preparation space. The kitchen is well equipped with an integrated fridge freezer, space and plumbing for a washing machine and tumble dryer, a double Electrolux oven with separate grill, a hob with extractor fan above, and a one-and-a-half bowl sink with drainer. The room is finished with tiled surrounds and also benefits from a door providing direct access out to the rear garden, making it particularly practical for everyday use.

Also located off the hallway is a useful built-in storage cupboard, ideal for coats, shoes and household items. The main bathroom is also found on this level and is fitted with a bath with shower over and folding screen, WC, towel radiator, and wash hand basin set within a vanity unit, providing both functionality and storage. A staircase rises from the hallway to the first floor accommodation.

On the first floor, Bedroom One is a bright and spacious double room with a small amount of restricted height under the Velux windows, this room enjoys a triple aspect with windows to each side, providing far-reaching elevated views over the surrounding area and towards the village. There is also the benefit of a fitted wardrobe, offering useful built-in storage.

Adjacent is the shower room, fitted with a shower enclosure, WC, towel radiator, and wash hand basin set within a vanity unit, finished in a practical and modern style.

Bedroom Two is located to the front of the property and is a well-proportioned double room, further complemented by a useful storage cupboard. Bedroom Three is situated to the rear and also enjoys a pleasant outlook via a Velux window. This room has a small amount of restricted head height but remains a good-sized and versatile space. Additionally, there is a useful storage room located over the stairs, providing further practical storage options.

Externally, the property is approached via a sweeping driveway to the front, which splits to provide off-road parking and access to a garage. A continuation of the driveway leads up towards the front entrance, which is accessed via steps, with the frontage being bordered by mature trees.

To the rear, the garden is accessed via gates on both sides of the



Living / Dining Room



Kitchen



Kitchen



Shower Room



Bedroom Two



Bedroom Three

property, offering convenient access. Steps from the right-hand side lead down to pedestrian access for the garage. The rear garden itself is designed for ease of maintenance, featuring a paved patio area, a useful shed with lighting, and walled raised borders. The space is well screened by hedgerows and trees, providing a good degree of privacy. Further steps lead up to an elevated seating area, which provides an ideal spot for relaxing or entertaining while enjoying the outlook.

Accommodation (with approximate dimensions)

Kitchen 10' 9" x 11' 3" (3.28m x 3.43m)

Living / Dining Room 15' 10" x 23' 1" (4.83m x 7.04m)

Bedroom Four / Home Office 10' 10" x 11' 3" (3.3m x 3.43m)

Bathroom 8' 5" x 5' 6" (2.57m x 1.68m)

Bedroom One 16' 0" x 19' 1" (4.88m x 5.82m)

Bedroom Two 10' 11" x 8' 11" (3.33m x 2.72m)

Bedroom Three 9' 7" x 9' 10" (2.92m x 3m)

Storage Room 5' 9" x 7' 5" (1.75m x 2.26m)

Shower Room 8' 6" x 4' 3" (2.59m x 1.3m)

Garage 8' 3" x 18' 0" (2.51m x 5.49m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band E Lancaster City Council

What3Words ///regime.loading.denser

Directions From the Arnside office, head west on The Promenade, and follow the road round to the left onto Silverdale Road. Continue for approximately 2 miles and continue onto Cove Road for around a mile. Continue onto Cove Road and turn left onto Cleveland Avenue where you will find the property is located on your right-hand side.

Services Mains gas, water, electricity and private drainage. The current owners had replacement tank installed in 2022 and required certification was provided.

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.

The solar panels have a feed in tariff (expires 31/05/2037)



Bedroom One



Rear Views



Rear Elevation



Rear Patio Garden



10 Cleveland Avenue

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

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Viewings available 7 days a week
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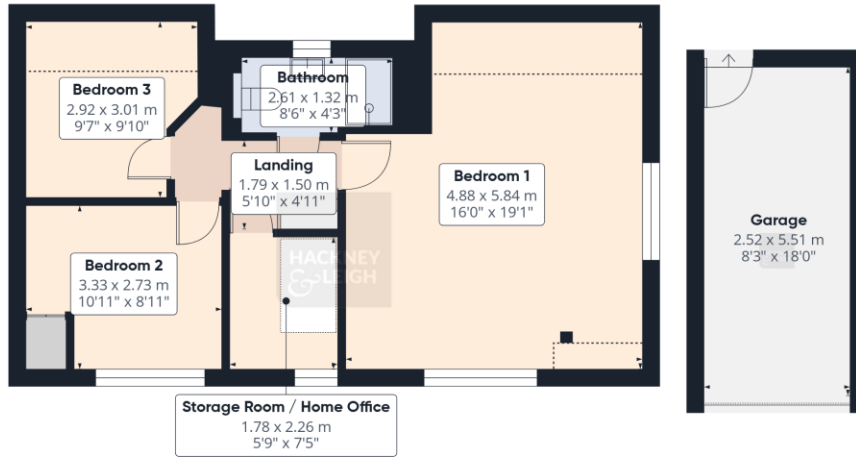
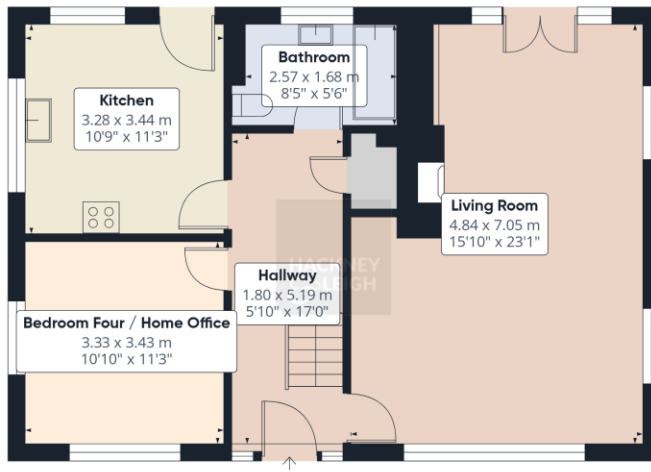


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Approximate total area^m

134.4 m²

1447 ft²

Reduced headroom

6.9 m²

74 ft²

(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.

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