



Arnside

£425,000

Alderley House, 14 Silverdale Road, Arnside, Cumbria, LA5 0AG

A unique and versatile property offering exceptional potential and endless possibilities. Currently arranged as two self-contained apartments, it also presents the opportunity to be reinstated as a spacious single-family home.

Benefiting from off-road parking, front and side gardens, and an elevated end-terrace position, this property is ideal for both investors and those seeking a distinctive residence to make their own.

Quick Overview

- Elevated End Terrace
- Two Self Contained Apartments
- Potential to Reinstatate to a Single Home
- No Onward Chain
- Off Road Parking
- Front & Side Garden
- Close to Local Amenities
- Nearby Bus, Rail and M6 Links
- Sought After Village Location
- Ultrafast Broadband Available*



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Ultrafast*
Broadband



Off Road Parking

Property Reference: AR2629



Ground Floor Kitchen



Living Room



Dining Room



Bedroom Four

Accessed from the rear, this traditional stone-built property opens into a utility area housing a Worcester gas boiler. From here, a step down leads into the kitchen, fitted with a selection of wall and base units, worktops, display shelving, tiled splashbacks, a breakfast bar, stainless steel sink and drainer, Bosch dishwasher, eye-level oven and grill, and a four-ring electric hob. A spacious central hallway provides access to the front garden and a cellar.

To the right is a dining room with views over the front garden, while the living room sits to the left, featuring a bay window and a gas coal-effect fire with hearth and surround. At the rear of the property is a fourth bedroom with fitted storage. The ground floor bathroom includes a pedestal wash basin, WC, bidet, and a bath with shower over and screen, in addition to a separate WC with wash basin. The layout offers the potential to reinstate an internal staircase and return the property to a full family home.

Currently, the first floor is accessed via an external staircase and opens onto a wide landing with storage cupboard. The first-floor bathroom includes a bath with shower over and pedestal wash basin and a separate toilet while the kitchen is equipped with wall and base units, worktop, stainless steel sink, and freestanding cooker. There are four bedrooms on this level - two doubles and a single at the front with views towards the promenade, plus another double bedroom at the rear.

Externally, the property has off-road parking at the rear, a side garden, and a low-maintenance front garden with mature shrubs, hedgerow, and gated access to Silverdale Road. The property requires updating and refurbishment but presents an excellent opportunity to create a spacious and flexible home suited to a variety of needs.

Accommodation (with approximate dimensions)

Ground Floor

Kitchen 15' 1" x 9' 10" (4.6m x 3m)

Utility 9' 11" x 4' 6" (3.02m x 1.37m)

Dining Room 14' 10" x 12' 1" (4.52m x 3.68m)

Living Room 18' 10" x 11' 4" (5.74m x 3.45m)

Bedroom Four 12' 11" x 11' 3" (3.94m x 3.43m)

Bathroom

Seperate W.C

First Floor

Kitchen 15' 1" x 9' 10" (4.6m x 3m)

Bedroom One 15' 0" x 11' 5" (4.57m x 3.48m)

Bedroom Two 14' 11" x 10' 0" (4.55m x 3.05m)

Bedroom Three 14' 10" x 11' 4" (4.52m x 3.45m)

Bedroom Five 11' 3" x 5' 9" (3.43m x 1.75m)

Bathroom

Seperate W.C

Property Information

Tenure Freehold (Vacant possession upon completion). Due to the property's current layout and configuration, it is unlikely to qualify for mortgage lending at present. As such, the property is currently suitable for cash buyers only.

Council Tax Band C Westmorland and Furness Council

Services Mains gas, water and electricity.

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

Directions From the Arnside Office, proceed along The Promenade bearing left past The Albion pub. Continue up Silverdale Road and Alderley House can be found on the right hand side, on the right hand bend.

What3Words ///spearhead.simply.chilling

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).



Bedroom One



Bedroom Three



Side Garden

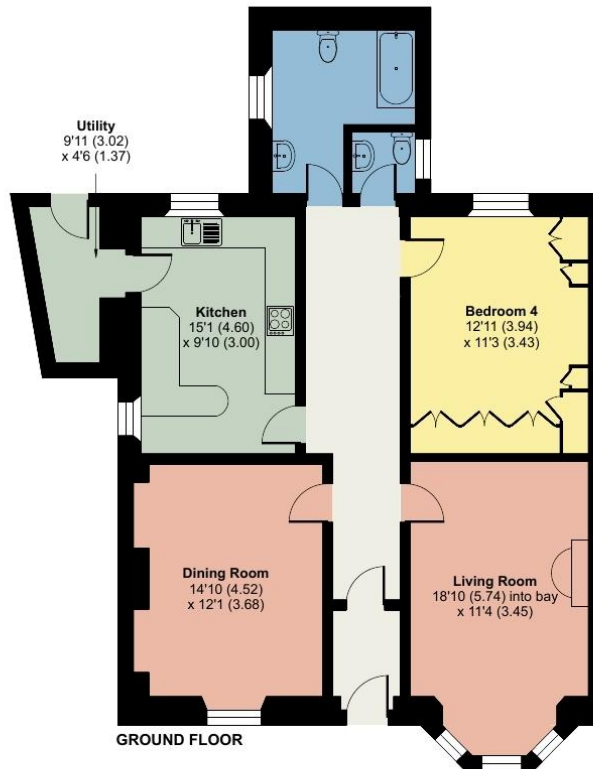
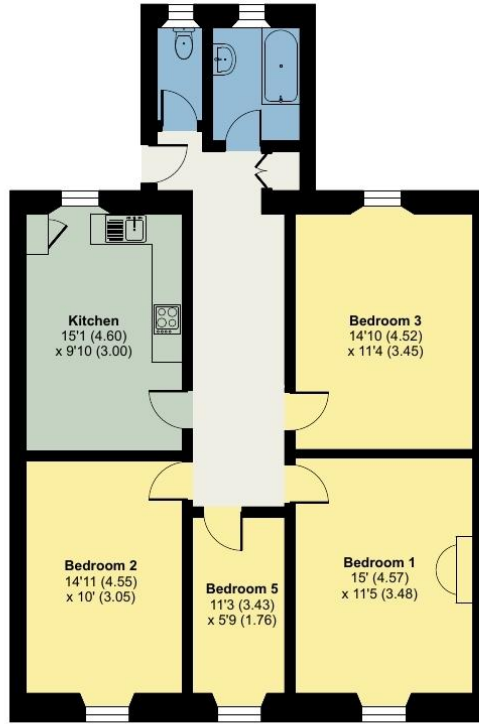


Alderley House

Silverdale Road, Arnside, Cumbria, LA5

Approximate Area = 2088 sq ft / 193.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1317783

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