

Silverdale

£450,000

22 Hazelwood, Silverdale, Carnforth, Lancashire, LA5 0TQ

Set in the picturesque village of Silverdale, this two-bedroom detached bungalow occupies a generous plot with beautifully maintained gardens, ample off-road parking and excellent potential to create a wonderful home.

With far reaching countryside views form the rear garden and set in a quiet residential cul de sac, 22 Hazelwood is the perfect home to appreciate the natural outstanding beauty of Silverdale.

Quick Overview

- Two Bedroom Detached Bungalow
- Modern Kitchen
- Sought After Village Location
- Garage and Off Road Parking
- Nearby Bus, Rail and M6 Links
- No Onward Chain
- Quiet Village Residential Area
- Walks From Your Doorstep and 5 Minutes to the Coast
- Close to Amenities
- Ultrafast Broadband 1000Mbps*

Property Reference: AR2711

2	1	1	D	*Ultrafast* Broadband*	*Driveway & Garage*



Driveway



Kitchen Stable Door leading to the Rear Garden



Shower Room



Dining Room

Upon entering 22 Hazelwood, you are welcomed into a bright and practical porch, providing the perfect space for storing coats and shoes. From here, you enter the main hallway, which thoughtfully separates the bedrooms, WC and shower room from the principal living accommodation.

To the right is bedroom two, a comfortable double bedroom featuring fitted wardrobes and overhead storage cupboards which perfectly frame the space for a double bed.

Continuing along the hallway, you will find a separate WC, conveniently positioned away from the main shower room. The shower room itself features a spacious double shower with a glass screen, alongside practical built-in storage. Generously proportioned, the room offers plenty of potential to create a peaceful and relaxing space.

At the end of the hallway sits the primary bedroom, another spacious double bedroom offering fitted wardrobes and additional storage. A large window enjoys a fantastic outlook over the rear garden, filling the room with natural light.

Following the hallway back towards the main living accommodation, you arrive at the living room. A large window and thoughtfully positioned patio door perfectly frames the beautifully maintained garden beyond, while also providing direct access outside. A coal-effect gas fire with a stone surround and mantelpiece creates an attractive focal point and gives the room a warm and welcoming feel.

From the living room, you continue through to the dining room, which in turn leads into the kitchen. Sliding doors between the two spaces provide excellent flexibility, allowing the dining area to be opened up when entertaining or closed off when preferred.

The bright and well-fitted kitchen has been carefully designed to maximize both storage and practicality, with a generous combination of wall and base units with composite counter tops over. Integrated appliances include a Bosch oven and grill, Bosch induction hob and integrated fridge/freezer. With the beautifully maintained garden providing a wonderful backdrop, this light-filled space offers an inviting setting for everyday cooking and entertaining.



Living Room



Kitchen



Living Room



Kitchen



Bedroom One



Bedroom Two

A charming stable door leads directly into the rear garden, where established rockery planting beds create an attractive and characterful outdoor space. The garden enjoys an impressive outlook towards the Leighton Hall Estate and also features a greenhouse and small vegetable patch, ideal for those with green fingers or anyone looking to grow their own produce.

Externally, the property is further complemented by a driveway providing ample off-road parking, along with a garage for additional parking or useful storage.

With its generous plot, beautifully maintained gardens, flexible living accommodation and wonderful outlook, 22 Hazelwood presents an exciting opportunity to create a fantastic home in the picturesque village of Silverdale.

Accommodation (with approximate dimensions)

Entrance Porch 6' 1" x 4' 6" (1.85m x 1.37m)
Bedroom Two 11' 11" x 9' 4" (3.63m x 2.84m)
Cloakroom 2' 5" x 6' 4" (0.74m x 1.93m)
Shower Room 6' 0" x 9' 4" (1.83m x 2.84m)
Bedroom One 11' 4" x 14' 8" (3.45m x 4.47m)
Living Room 18' 0" x 12' 9" (5.49m x 3.89m)
Dining Room 7' 7" x 8' 8" (2.31m x 2.64m)
Kitchen 9' 9" x 8' 9" (2.97m x 2.67m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D Lancaster City Council

What3Words ///crawler.mocking.defected

Directions From the Arnside office follow the signs for Silverdale along Black Dyke Road. Go over the level crossing and at the T junction turn right. Follow this road for around 2.5 miles past Silverdale railway station. Carry on along the road past Bottoms Lane and Hazelwood is the third turning on the right. The property is on the right hand side at the bottom of the cul de sac.

Services Oil Central Heating, Mains water and electricity. Septic Tank 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.



Front Garden



Rear Garden



Rear Garden



Rear Garden



Countryside Views

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).

Arnside Sales Team

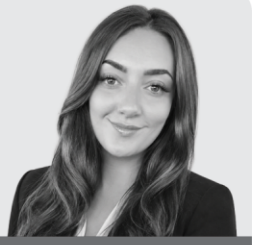
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Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01524 761806 or request online.



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Wednesday	9am - 5pm
Thursday	9am - 5pm
Friday	9am - 5pm
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- Evening & Weekend Viewings
- Multi-channel Marketing
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Approximate total area(1)

78.9 m²

850 ft²

(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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