



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

5 Stoneleigh Court – Silverdale





Features

- A 3 bedroom detached home located on a corner plot
- Light and bright living accommodation with a wealth of built in storage throughout
- A shower room located on the ground floor and a bathroom to the first floor
- Integrated garage with a private driveway to accommodate three vehicles
- Spacious and versatile accommodation throughout

A handsome and detached 3 bedroom home in a tucked-away position at the end of a private cul-de-sac. With attractive stone elevations, the property combines character and practicality, with low-maintenance gardens to both the front and rear that offer the potential to be opened up further should a purchaser wish to create even more outdoor space. An integral garage and a driveway providing parking for up to three vehicles add to the home's appeal. Internally, the accommodation is well laid out and flows effortlessly. A spacious and light-filled living room, centred around a gas fireplace, provides the perfect place to relax, while the well-equipped kitchen opens through to a conservatory overlooking the garden. A separate dining room currently

benefits from a lift providing direct access to the principal bedroom, creating a unique and valuable feature for those with accessibility requirements. A useful ground-floor shower room completes the downstairs accommodation. To the first floor are three double bedrooms, including a generous principal bedroom with deep fitted wardrobe space and excellent storage. The lift connection from the dining room to the main bedroom further enhances the property's suitability for a wide range of purchasers. A bright family bathroom serves the remaining bedrooms. Ready for immediate occupation and offered with no onward chain. Silverdale is a very popular and sought after village and a designated Area of Outstanding Natural

Beauty. The village boasts more facilities than most including; a convenience store- a butchers- newsagents- pharmacy- several local pubs- cafes and a school rated GOOD by OFSTED. There are good transport links from the village with a train station- a regular bus service and the M6 motorway is just 10 minutes drive away. Walking through the village you find a crown green bowling club- cricket club and Silverdale Golf course. The sea front is a 5 minute walk from the village and there are numerous walks locally around this beautiful area. Gait Barrows National Nature Reserve and RSPB Leighton Moss Nature Reserve are conveniently close by. The community offers coffee mornings- a drama society- mother and baby groups- film nights and many more.



GROUND FLOOR

Entrance Hallway - A bright and welcoming entrance to the home, complete with a built-in storage cupboard perfect for coats and shoes. Natural light is drawn through the space by the open view towards the staircase and the window beyond, creating an inviting first impression.

Living Room - Located at the front of the home, this generously proportioned living room offers ample space for the whole family to relax and unwind. A feature gas fireplace creates an attractive focal point, adding warmth and character to this inviting reception room.

Kitchen - Generous in size, the kitchen is fitted with an excellent range of white wall and base units complemented by light work surfaces. Here there is a freestanding cooker with extractor hood above, a tall fridge freezer and an under-counter dishwasher. A useful understairs cupboard provides space and plumbing for a washing machine, while also offering valuable additional storage if preferred. A door leads through to the conservatory, creating a natural connection between the kitchen and the adjoining living space.

Conservatory - While requiring some updating and improvement, this timber conservatory offers excellent potential and provides a lovely connection between the home and the garden. Positioned just off the kitchen, it benefits from doors opening directly onto the rear garden. With a tiled floor and power connected, it provides a solid foundation for a purchaser looking to enhance and make the space their own.

Dining Room - Situated opposite the living room, this dining room comfortably accommodates a table seating six, making it an ideal space for family meals and entertaining. Enjoying front-facing views, the room also incorporates a lift providing





convenient access up to the first-floor main bedroom, offering added practicality and flexibility for a wide range of purchasers.

Shower Room - Fully tiled for a clean and practical finish, this shower room comprises a shower cubicle with mains-fed shower, WC and a wall-mounted hand basin with useful storage beneath. The room is currently also utilised as a versatile utility space, with both a washing machine and tumble dryer in situ, offering excellent flexibility for day-to-day living. A window provides natural light and ventilation, creating a bright and functional space.

FIRST FLOOR

Bedroom One - A generously sized principal bedroom offering excellent space for a double bed and additional furniture. Thoughtfully designed deep fitted wardrobes are built into the eaves, maximising the available storage while retaining a spacious feel. The lift from the dining room provides direct access to this room, making it particularly well suited for those seeking enhanced accessibility. A front-facing window enjoys pleasant views and allows for plenty of natural light.

Bedroom Two - Located to the rear of the home, this bright and comfortable double bedroom enjoys an abundance of natural light from the large triple-glazed Velux window. Well proportioned and versatile, it also offers ample space for bedroom furniture.

Bedroom Three - Benefitting from a Velux window as well as a distinctive narrower window framing lovely estuary views, this double bedroom is filled with natural light. Currently arranged as a home office, the room offers excellent versatility.

Bathroom - The bathroom is fitted with a stylish P-shaped bath featuring a mains-fed shower over, alongside a WC and a wall-mounted hand basin with useful storage beneath. Fully tiled walls create a smart and low-maintenance finish, while a heated towel rail adds a touch of everyday comfort. A Velux window, thoughtfully positioned within a light well, maximises natural light and helps create a bright and airy feel throughout the room.

Landing - A generous landing provides access to all first-floor rooms and enhances the sense of space throughout the upper level. A particularly deep storage cupboard with fitted shelving offers excellent room for towels, bedding, toiletries and household essentials. A Velux window positioned above the staircase floods the area with natural light, creating a bright and welcoming space and there is access to the attic from here.

Garage - An integral garage fitted with an electric up-and-over door to the front, providing secure parking and excellent storage potential. A rear access door and side window allow for natural light and convenient access, making the space both practical and versatile. The property's boiler is also housed within the garage and there is a mezzanine level present, ideal for additional storage.

Externally - Occupying a desirable position tucked away in the corner of a quiet cul-de-sac, this attractive home enjoys excellent kerb appeal and thoughtfully designed, low-maintenance gardens. To the front, artificial lawned areas provide year-round colour while remaining easy to care for, and a block-paved driveway offers comfortable parking for three vehicles. A gated pathway leads through to the rear garden, a private and enclosed space ideal for relaxing and entertaining. Designed with ease of maintenance in mind, the garden features areas of artificial lawn, a useful storage shed and ample room for outdoor seating and dining. Established hedging provides a good degree of privacy, while also offering the potential to be trimmed back and reveal an additional 2 to 3 metres of garden space if desired.

Useful Information

Tenure - Freehold.

Council tax band - E (Lancaster City Council).

Heating - Gas central heating (installed 2025).

Drainage - Communal sewage treatment plant (Compliant with current regulations. £360 per annum for upkeep and emptying).

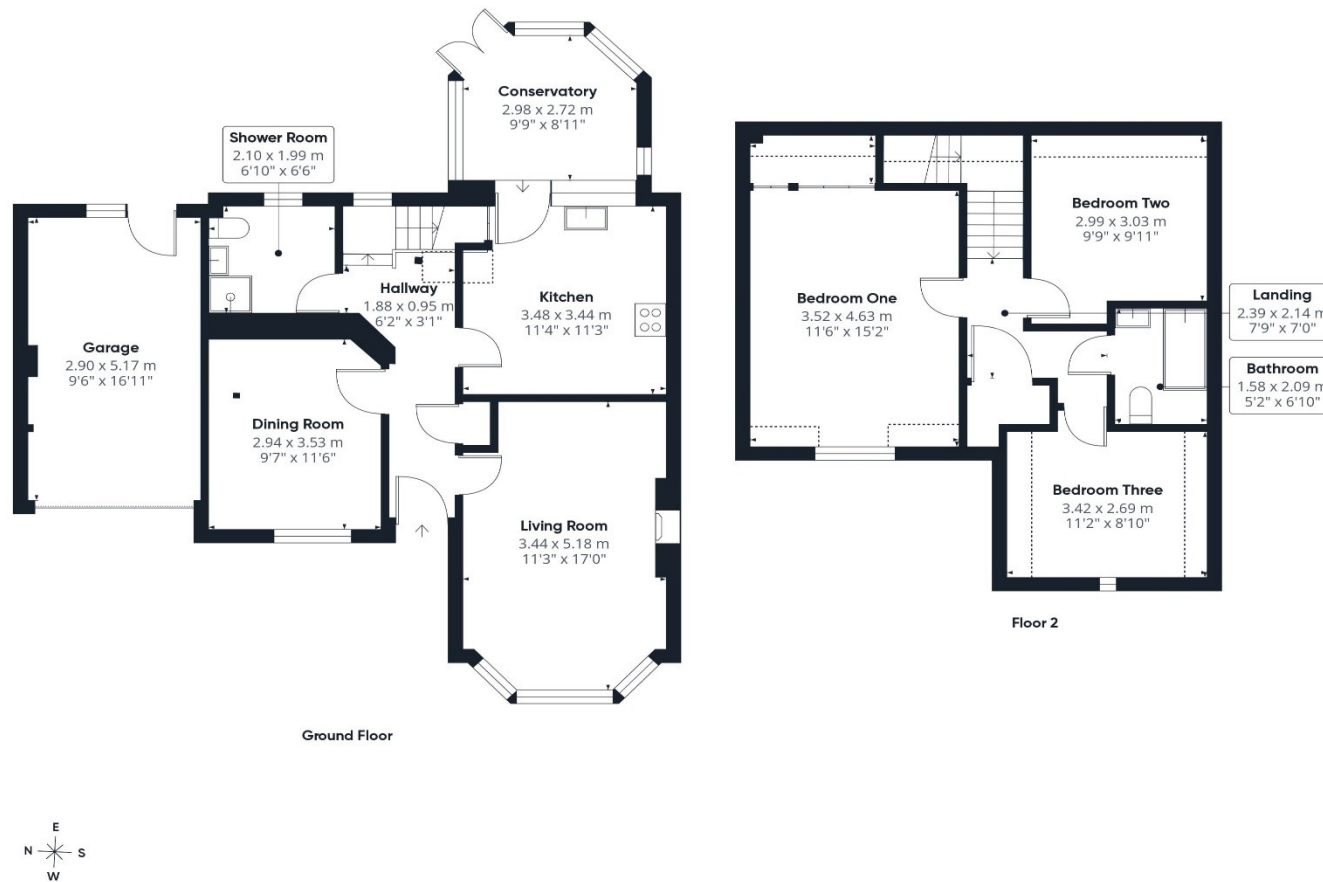
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Approximate total area⁽¹⁾

122.1 m²
1315 ft²

Reduced headroom

5.6 m²
60 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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