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ESTATE AGENTS

5 Emesgate Lane, Silverdale,
Carnforth, LA5 0RA

5, Emesgate Lane, Silverdale, Carnforth

The property at a glance 3 3 3

- Detached Property With Stunning Uninterrupted Views
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen / Dining Room
- Bathroom & En-Suite
- Driveway & Garage
- Gardens To 3 Sides
- Tenure: Freehold
- Property Band: D
- EPC: D

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£575,000

Get to know the property



Nestled in the charming village of Silverdale, Carnforth, this exquisite detached house on Emesgate Lane offers a perfect blend of modern living and picturesque surroundings. With three spacious reception rooms, this home is designed for both relaxation and entertaining. The main reception room features a delightful fireplace, creating a warm and inviting atmosphere.

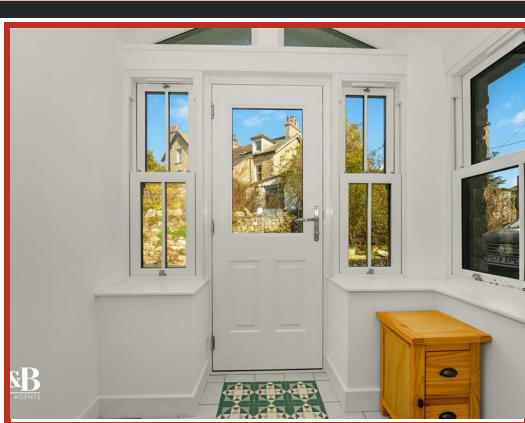
The property boasts three generously sized double bedrooms, each providing ample space and comfort. The main bedroom is particularly impressive, complete with a Juliette balcony that offers stunning panoramic views over Morecambe, a dressing area, and a luxurious private four-piece en suite bathroom. Additionally, there is a well-appointed family shower room, ensuring convenience for all residents.

The heart of the home is the open-plan kitchen and dining area, featuring a modern fitted shaker-style kitchen that is both stylish and functional. Underfloor heating throughout the property ensures a cosy environment during the colder months, while the entrance hall and two reception rooms showcase elegant herringbone vinyl flooring, adding a touch of sophistication.

For those with vehicles or hobbies, the property includes parking for up to four vehicles and an outbuilding that can serve as a workshop or a garage for multiple vehicles. This versatile space adds to the appeal of the home, making it suitable for a variety of uses.

With its beautiful surroundings and thoughtful design, this property is a rare find in Silverdale, offering a perfect retreat for families or individuals seeking a tranquil lifestyle without compromising on modern comforts.





Entrance Vestibule

Double glazed composite door, 4 x UPVC double glazed window, tile floor, Wood double glazed door to entrance hall.

Entrance Hall

UPVC double glazed window, Underfloor heating, herringbone vinyl floor, 8 x spot light points, smoke alarm, stairs to first floor, door to reception room 1, open to kitchen.

Reception Room 1

12 x Spot lighting smoke alarm, 3x UPVC DG, underfloor heating, gas fire, slate hearth, herringbone vinyl open to reception room 2.

Reception Room 2

6 x spot light points, underfloor heating, UPVC double glazed window, Herringbone vinyl floor open to kitchen.

Reception Room 3

UPVC double glazed window, UPVC double glazed Velux window, 6 x Spot light points, underfloor heating, UPVC double glazed bifold doors to side, laminate floor.

Kitchen

UPVC double glazed window, 12 x Spot light points, Smoke alarm, UPVC double glazed door, underfloor heating, Shaker style wall & base units, marble unit, stainless inset sink mixer tap, hood extractor, 4 ring electric hob, double electric oven, space for fridge freezer, plumbing for dishwasher, tile floor.

Landing

Composite double glazed Frosted door to side, UPVC double glazed Velux, 4 x spot light points, under floor heating, open to entrance hall, doors to Shower & Utility, tile floor.

Utility

UPVC double glazed window, under floor heating, smoke alarm, extractor, 3 x spot light points, shaker style wall and base, marble unit, stainless sink mixer tap, plumbing for washing machine, tile floor.

Shower

UPVC double glazed window, 4 x spot light points, extractor fan, heated towel radiator, full tiling, main feed rainfall shower, dual flush w/c, wall mounted vanity mixer, tile floor.

Garage

Worcester boiler & how water cylinder.

Landing

5 x Spot light points, 2 x smoke alarms, central heating radiator, stairs to ground floor, doors to Bathroom, Bedrooms 1-3.

Bathroom

4 x spot light points, extractor fan, central heating towel radiator, full tile, dual flush W/C, corner shower main feed rainfall head, wall mounted vanity mixer tap, tile floor.

En-Suite

UPVC double glazed window, 4 x spot light points, extractor fan, central heating towel radiator, fully tiled, panelled bath, mixer + rinse head. Wall mounted vanity mixer, dual flush w/c, corner shower main feed rainfall head, tile floor.

Bedroom 1

UPVC double glazed window, sliding door to Juliette balcony, central heating radiator, 10 x Spot light points, door to en suite.

Bedroom 2

UPVC double glazed window, 9 x spot light points, central heating radiator.

Bedroom 3

UPVC double glazed window, 4 x Spot light points, central heating radiator.

Front Garden

Paved drive leading to door and garage.

Side

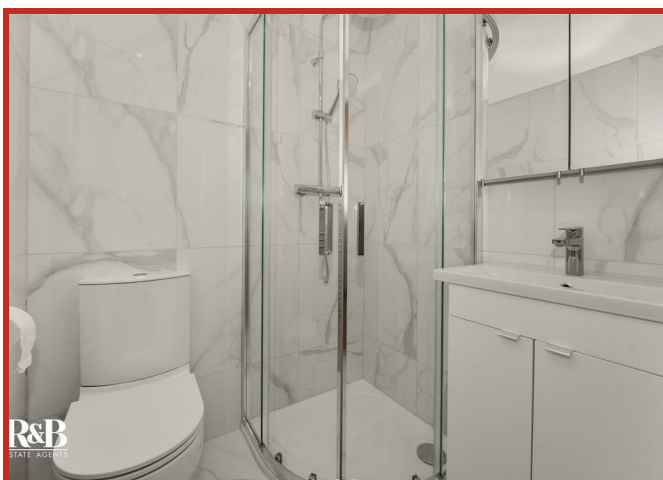
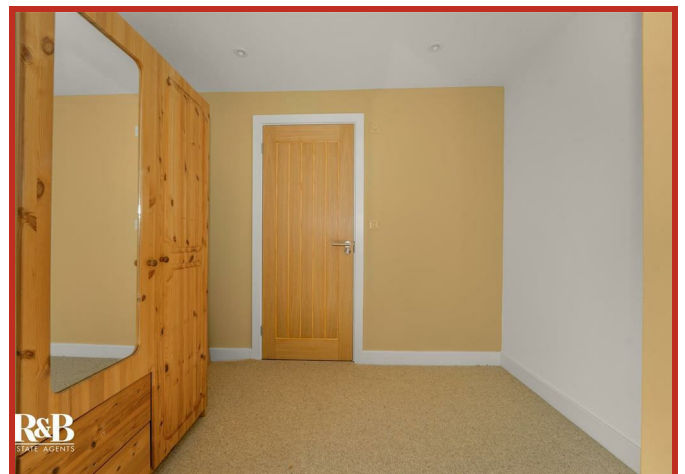
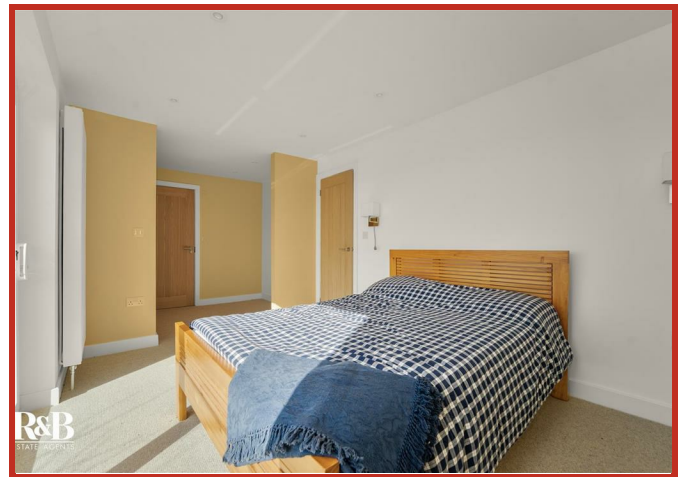
Paved Area.

Disclaimer

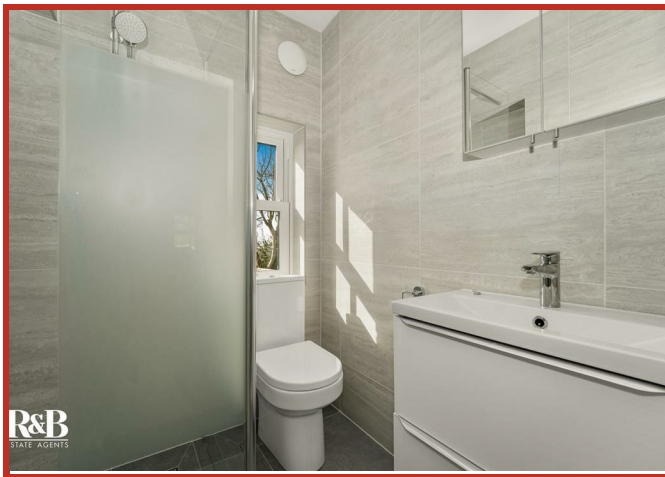
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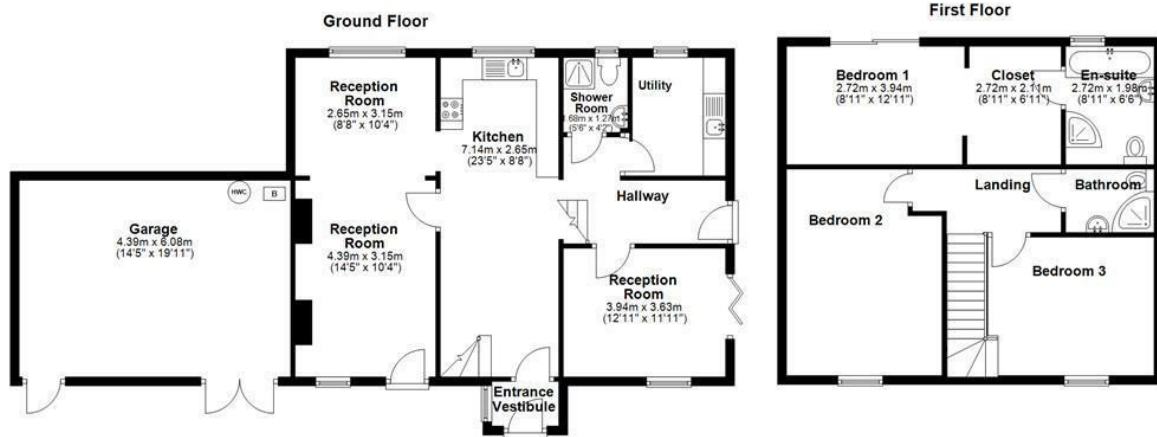
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Take a nosey round



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	57
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	