

40  
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HACKNEY  
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## Silverdale

£340,000

2A St. Johns Avenue, Silverdale, Carnforth, Lancashire, LA5 0SU

We are pleased to offer for sale this well balanced three bedroom detached bungalow providing light and bright living spaces suitable to a range of buyers whether for family, holiday or retirement. Located in an Area of Outstanding Natural Beauty, just a stroll to the village centre, ideal for local life & countryside whilst still handy for town. No Chain.

### Quick Overview

Three Bedroom Detached Bungalow  
Spacious Living Room  
Garage and Off Road Parking  
Convenient Location  
No Chain  
Easy Maintenance Gardens  
Situated in Arnside and Silverdale AONB  
Short Stroll to the Centre of the Village  
Great Family, Holiday or Retirement Home  
Ultrafast 1000Mb Broadband\*



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Ultrafast  
Broadband



Integral Garage  
Off Road Parking

Property Reference: C2162



Kitchen



Living Room



Bedroom Two



Bedroom Two

**Property Overview** Enter 2A St Johns Avenue through an entrance porch into the main entrance hallway with useful cupboards for coats and muddy boots. To the right of the hallway you will find a light bright and spacious living room with dual aspect windows offering delightful views across the village and the countryside. Fitted with an electric fire with a stone surround.

At the back of the living room is a well equipped kitchen. Fitted with a range of wall and base units with complementary granite worktop and a stainless steel sink unit. Appliances include, electric Aga, extractor hood, fridge/freezer and washing machine. Cupboard housing Vaillant combi boiler.

Continue to the left of the main hallway to two spacious double bedrooms, a further single room, bathroom and separate W/C. The bathroom is fitted with a three piece suite comprising of shower cubicle, hand wash basin set on vanity unit with incorporated W.C. The separate W/C is also fitted with a hand wash basin.

**Outside** With ample and easy parking to the front and side of the property. Patio area to the rear of the property and to the side there are raised beds and borders.

**Garage** Up and over door, light, power and double glazed window to the side aspect.

**Location** Silverdale is a highly sought after village with a range of amenities that can be easily accessed from St. Johns Avenue, with a well regarded primary school, two churches, village hall, shops, post office, golf club, Indian restaurant and a choice of three pubs. The surrounding countryside offers a plethora of walks and stunning scenery that gives Silverdale its AONB status. The train station also provides regular commutes into the City of Lancaster and Manchester and the M6 is just a 15 minute drive away.

From the Hackney & Leigh Carnforth office, turn left and proceed towards Warton, passing through Millhead for approximately 1/2 a mile. Take the left hand turning into Sand Lane and follow the road round onto New Road. Proceed on that road for approximately 1.5 miles, then take left turning onto Slackwood Lane. This road merges and becomes Stankelt Road, where you carry on through the village centre into Emesgate Lane and then take the third turning on your right into St John's Avenue with the property on your right hand side.

**What3Words** ///tailing.seducing.ketchup

**Accommodation (with approximate measurements)**

**Living Room** 17' 11" x 16' 3" (5.46m x 4.95m)

**Breakfast Kitchen** 12' 3" x 8' 11" (3.73m x 2.72m)



Bedroom One



Bedroom Three



Bathroom



Living Room



Living Room



Kitchen

**Bedroom One** 21' 2" x 9' 8" (6.45m x 2.95m)

**Bedroom Two** 14' 6" x 10' 6" (4.42m x 3.2m)

**Bedroom Three** 11' 10" x 6' 8" (3.61m x 2.03m)

**Garage** 21' 4" x 8' 5" (6.5m x 2.57m)

**Property Information**

**Services** Mains electricity, mains gas, mains water private 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.

**Council Tax** Band E - Lancaster City Council

**Tenure** Freehold. Vacant possession upon completion.

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office

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



Kitchen



Kitchen



Bedroom One



Front Aspect

Request a Viewing Online or Call 01524 737727

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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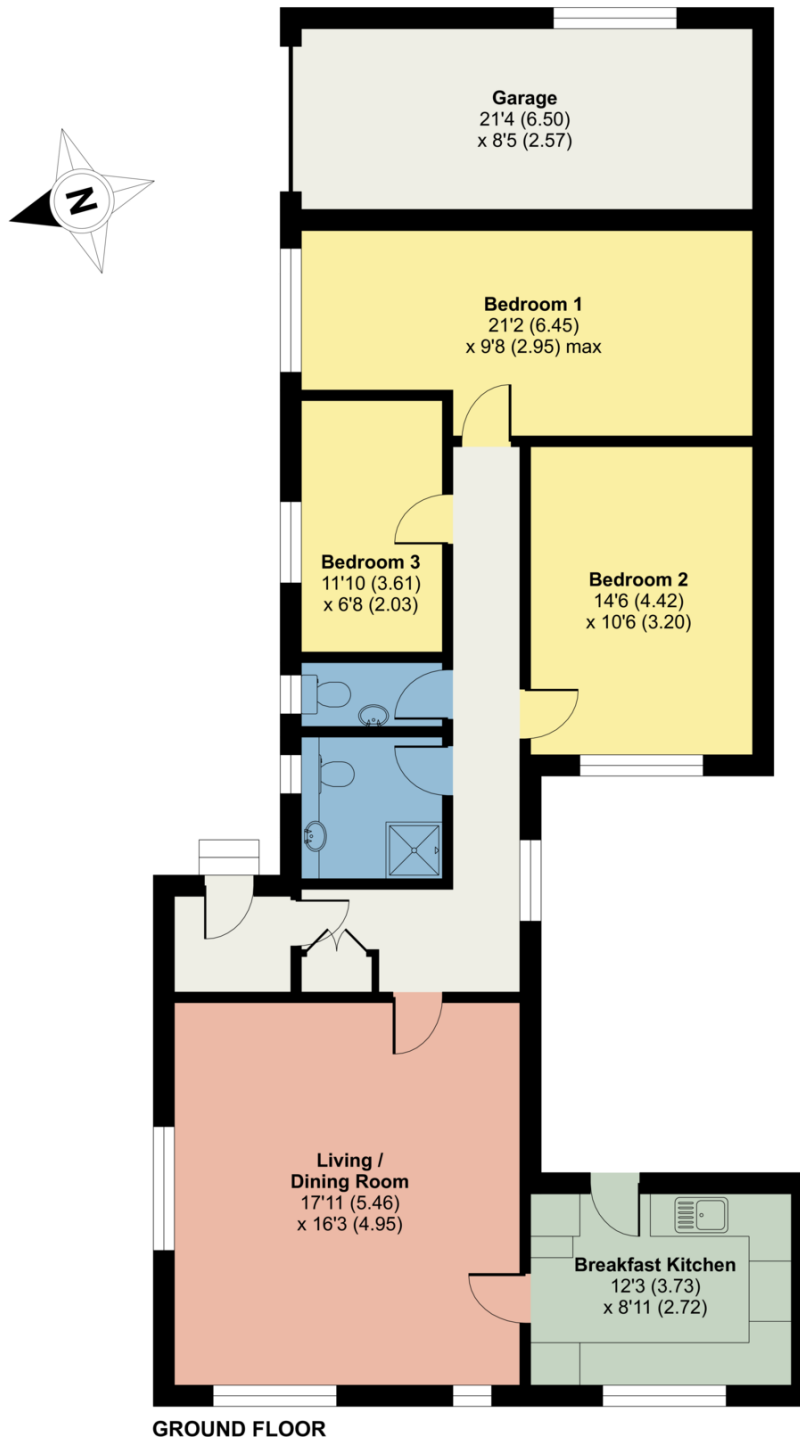
# St. Johns Avenue, Silverdale, Carnforth, LA5

Approximate Area = 1086 sq ft / 100.9 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1267 sq ft / 117.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 815359

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