



# Silverdale

£450,000

32 St. Johns Avenue, Silverdale, Lancashire, LA5 0SU

Discover tranquillity and comfort in this beautiful three bed detached true bungalow in Silverdale! Nestled on a peaceful cul de sac, this charming home features a spacious living room, large modern kitchen diner, and a delightful conservatory. With a family bathroom and separate shower room, low maintenance gardens, and ample off-road parking, it's the perfect haven for peaceful living.

## Quick Overview

- Detached True Bungalow
- Modern Throughout
- South Facing Garden
- Conservatory
- Large Kitchen Diner
- Three Double Bedrooms
- Bathroom & Shower Room
- Ample Off Road Parking & Garage
- No Chain
- Ultrafast Broadband 1000mbps\*



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Ultrafast  
Broadband



Ample Off Road  
Parking & Garage

Property Reference: AR2528



Living Room



Kitchen Diner



Kitchen



Dining Area

**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.

**Property Overview** Welcome to your dream home! This beautiful property offers a spacious and comfortable living space that will surely captivate you from the moment you step inside.

As you enter through the front door, you are greeted by a welcoming hallway, complete with a convenient storage cupboard for boots and coats. To the left, you'll find a generously sized living room, accessible through elegant glass double doors. The living room boasts ample natural light pouring in through the large window, creating a bright and inviting atmosphere. During colder evenings, you can cosy up to the gas fire with its stunning stone surround, adding a touch of warmth and charm.

Continuing down the hallway to the right, you'll find bedroom two, which features fitted bedroom furniture for your storage needs and a window overlooking the front garden, offering a pleasant view to wake up to.

Further along, you'll encounter the fully tiled family bathroom, equipped with high-quality Villeroy and Bosch appliances, including a bath, WC, and hand basin. This bathroom promises a relaxing space to unwind and rejuvenate after a long day.

The master bedroom awaits just beyond the bathroom, complete with its own fitted wardrobe and a window that allows you to enjoy views of the garden through the adjacent conservatory.

The heart of the home lies in the large kitchen diner, a culinary enthusiast's dream. The Siematic kitchen is a true work of art, featuring soft-close wall and base units, complemented by stunning granite worktops. The kitchen is fully equipped with top-of-the-line Miele appliances, including an oven, separate grill, integrated microwave, fridge freezer, dishwasher, and an induction hob for all your cooking needs. The addition of a solid wood breakfast bar adds a touch of elegance, making it the perfect spot for quick meals or social gatherings. There's also ample space to set up a family dining table, ensuring quality time spent together during mealtime.

For added convenience and versatility, a separate area adjacent to the kitchen can be utilized either as a dining space or a cosy spot for relaxation. This area provides access to the garden through an external door.

The utility room is an invaluable addition, equipped with plumbing for a washing machine and featuring a luxurious Jacuzzi steam shower, WC, and basin with a tiled floor for



Kitchen Diner



Conservatory



Conservatory



Master Bedroom



Bedroom Two



Bedroom Three

easy maintenance and comfort.

Bedroom three is another delightful space, offering a serene view of the patio, allowing you to relax in a peaceful and private setting.

Finally, the property is complete with a spacious conservatory, a perfect extension of the living space. The conservatory is fitted with bifold doors, providing a seamless transition between indoor and outdoor living. In colder months, you can enjoy the cosy ambiance provided by the gas Faber fire, while the heat control glass roof ensures a pleasant temperature year-round. This property truly has it all - from a well-appointed kitchen and comfortable bedrooms to the relaxing conservatory and luxurious bathroom facilities. Don't miss the chance to make this stunning house your new home!

**Outside** The front garden features a beautifully manicured lawn accompanied by a raised flower bed, creating a delightful and inviting entrance. Meanwhile, at the rear, you'll find a sheltered garden, perfect for enjoying long summer days. The highlight of this area is a lovely slabbed patio seating area, ideal for relaxation and gatherings. The low-maintenance lawn and sturdy hard wood fence on one side provide both privacy and practicality, while the elegant conifer at the rear adds a touch of natural beauty. Embrace the tranquillity and beauty of this enchanting garden, which promises to be a perfect oasis for you and your loved ones.

**Parking** You'll find an expansive driveway with plenty of space to accommodate multiple vehicles, including a campervan or caravan, ensuring you have room for all your transportation needs. On the side of the house at the top of the driveway, you will find a car charging point suitable for electrical vehicles. Moreover, the large garage which has been re-built is equipped with an electric door, providing easy access for your vehicles and belongings. The garage also offers a practical and versatile feature. Tucked away to the rear of the garage, you'll discover a handy office space. This secluded area allows you to work from home comfortably, away from distractions, and offers a private sanctuary for productivity.

**Accommodation (with approximate dimensions)**

**Living Room** 16' 10" x 11' 11" (5.13m x 3.63m)

**Kitchen Diner** 18' 11" x 17' 7" (5.77m x 5.36m)

**Dining Area** 9' 11" x 6' 11" (3.02m x 2.11m)

**Conservatory** 17' 03" x 12' 02" (5.26m x 3.71m)

**Master Bedroom** 12' 06" x 10' 10" (3.81m x 3.3m)

**Bedroom Two** 8' 11" x 8' 06" (2.72m x 2.59m)

**Bedroom Three** 9' 09" x 7' 10" (2.97m x 2.39m)

**Bathroom**

**Shower Room**

**Garage** 20' 02" x 12' 10" (6.15m x 3.91m)



Family Bathroom



Patio Area



Rear Garden



Front Garden



OS Map

**Office Area** 12' 05" x 7' 09" (3.78m x 2.36m)

**What 3 Words** ///manliness.classmate.retract

**Directions** From our Arnside office head south-west on The Promenade follow the road round at the Albion pub onto Silverdale Rd, stay on this road for approximately two miles passing the bay on your right and Holgate's on your left, continue onto Cove Rd for a mile and turn right onto Emesgate Lane and after approximately 300yards turn left onto St John's Ave, follow the cul de sac to the end and you will find 32 on the right next to our For Sale board.

**Property Information**

**Services** Mains gas, water and electricity.  
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. We can recommend several local firms who may be able to assist.

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

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

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.

# Meet the 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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# St. Johns Avenue, Silverdale, Carnforth, LA5

Approximate Area = 1452 sq ft / 134.8 sq m

Garage = 361 sq ft / 33.5 sq m

Total = 1813 sq ft / 168.4 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). © n3chem 2023. Produced for Hackney & Leigh. REF: 1017734

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