



## Silverdale

£375,000

3 Clevelands Avenue, Silverdale, Carnforth, Lancashire, LA5 0RP

Tucked away in a peaceful cul-de-sac position in the picturesque village of Silverdale, this detached dormer bungalow is a hidden gem. Boasting generous living spaces, including three double bedrooms, shower room with additional W.C., well-maintained front and rear gardens alongside convenient amenities such as off-street parking and a detached garage, offered with the added benefit of no chain delay.

### Quick Overview

Detached Dormer Bungalow  
 Well Presented Throughout  
 No Chain Delay  
 Three Double Bedrooms  
 Modern Shower Room with Additional W.C.  
 Detached Garage and Off Street Parking  
 Quiet Residential Village Location  
 Enclosed Rear Garden  
 Generous Plot  
 Ultrafast 1000 Mbps Broadband Available\*



3



1



1



D



Ultrafast  
Broadband



Garage & Off  
Street Parking

Property Reference: AR2577



Living Room



Living Room



Kitchen



Bedroom One

**Location** Silverdale stands as a highly coveted village boasting a variety of easily accessible amenities. Among these are a two churches, a village hall, shops, a post office, a golf club and a selection of three pubs. The surrounding countryside presents an array of picturesque walks and breathtaking scenery, contributing to Silverdale's designation as an Area of Outstanding Natural Beauty (AONB). For commuters, the nearby train station offers regular services to both the city of Lancaster and Manchester, while the M6 motorway can be reached with just a 15-minute drive.

**Property Overview** Step into this charming bungalow, well presented and exuding warmth throughout. The welcoming hallway guides you effortlessly to each room, setting the stage for comfortable living.

To the left, the spacious living room awaits, suffused with natural light and adorned with a focal fire nestled within a marble surround, evoking a sense of cosiness and relaxation.

The kitchen beckons with its view of the sunlit rear garden. With modern shaker-style base and wall units complemented by a tasteful grey tile splashback and laminate flooring, it boasts a range of integrated appliances including a Lamona oven, hob, extractor hood, and washing machine. With ample room for a fridge freezer and dining table, this space also offers seamless access to the rear garden.

Discover two of the three double bedrooms, offering versatility and comfort. Bedroom one impresses with ample built-in wardrobes and dresser, providing convenient storage solutions. Enjoy views of the rear elevation from this cosy retreat. Meanwhile, bedroom two, located at the front, offers abundant space for furniture and storage options.

Completing the ground floor is the contemporary shower room, boasting a sleek white three-piece suite comprising a W.C., pedestal sink, and walk-in shower. Adorned with stylish tile surrounds, it also features a practical storage cupboard, adding both functionality and flair to this modern space.

Make your way up to the first floor, where you'll find a handy second W.C. with has access to a convenient loft space and the third double bedroom. Enhanced by a Velux window, this bedroom is flooded with natural light, fostering a tranquil and welcoming ambiance.

**Outside & Parking** Outside, at the rear of the property, you'll find a secluded and easily maintained garden, offering a private retreat with a paved patio area perfect for enjoying outdoor meals and relaxation. This inviting outdoor space encompasses the property with a patio that gracefully extends to the front, bordered by a charming stone wall embellished with verdant shrubs and colourful flowers.

Conveniently, there is also a detached garage and plentiful off-street parking available, ensuring ample space for vehicles and storage needs.

**Directions** From the Arnside office, head west on The Promenade, and follow the road round to the left onto Silverdale Road. Continue for approximately 2 miles and continue onto Cove Road for around a mile. Continue onto Park Road and turn left onto Clevelands Avenue where you will find the property is located on your left-hand side.

**What3Words** ///verdict.whips.quilt

**Accommodation with approximate dimensions**

**Living Room** 14' 8" x 13' 1" (4.47m x 3.99m)

**Kitchen Diner** 11' 3" x 10' 4" (3.43m x 3.15m)

**Bedroom One** 12' 7" x 10' 7" (3.84m x 3.23m)

**Bedroom Two** 11' 1" x 10' 3" (3.38m x 3.12m)

**Bedroom Three** 10' 4" x 9' 2" (3.15m x 2.79m)

**Loft** 22' 8" x 15' 7" (6.91m x 4.75m)

**Garage** 18' 11" x 8' 7" (5.77m x 2.62m)

**Property Information**

**Services** Mains electricity, mains gas and mains water.  
Private drainage.

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

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

**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 the Hackney & Leigh Arnside Office.



Bedroom Two



Bedroom Three



Shower Room



Rear Garden



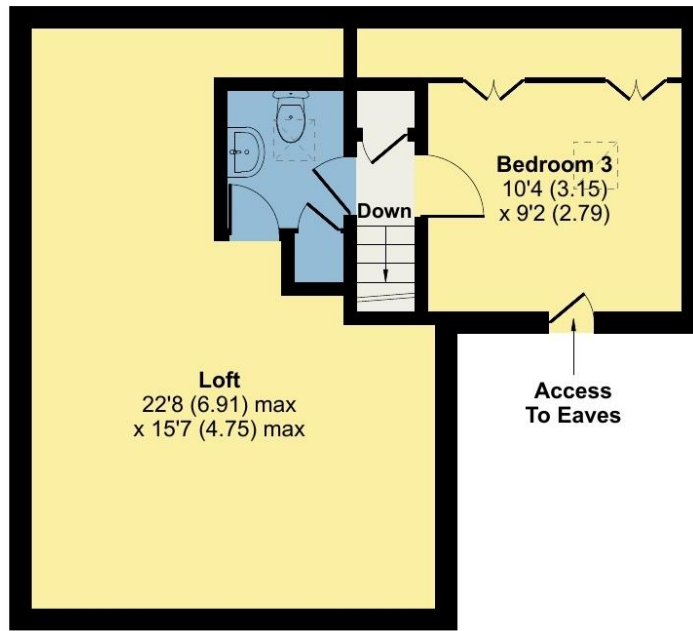
# Clevelands Avenue, Carnforth, LA5

Approximate Area = 1266 sq ft / 117.6 sq m

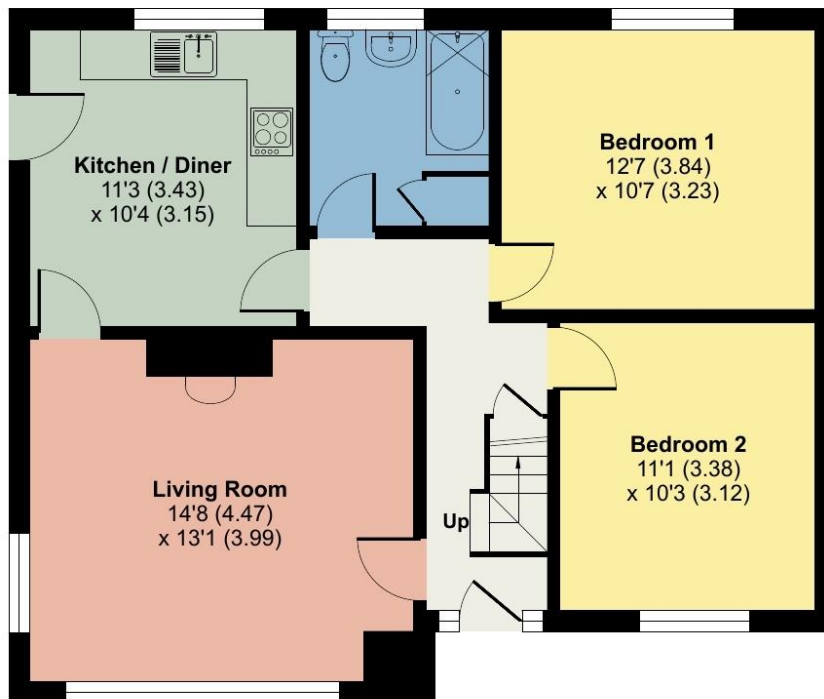
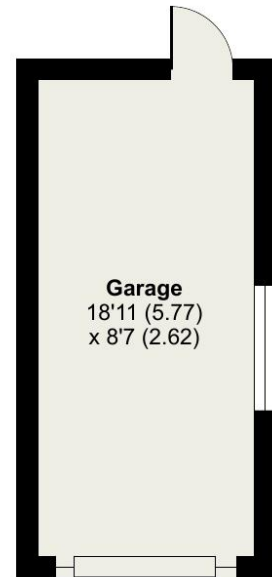
Garage = 165 sq ft / 15.3 m

Total = 1431 / 132.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1121897

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/05/2024.

Request a Viewing Online or Call 01524 761806