

# Silverdale

**£340,000**

8 Cove Road, Silverdale, Lancashire, LA5 0RR

Nestled within an Area of Outstanding Natural Beauty, this charming semi-detached bungalow offers well proportioned living spaces in the highly desirable village of Silverdale. Well presented through out combing modern comforts with a picturesque location. This really isn't one to miss.

## Quick Overview

Semi Detached Bungalow  
Two Reception Rooms  
Two Double Bedrooms  
Sought After Location  
Garage & Driveway Parking  
Area Of Outstanding Natural Beauty  
Well Presented  
Front and Rear Garden's  
Early Viewing Recommended  
Fibre Broadband to Cabinet



2



1



2



D



Fibre  
Broadband



Driveway &  
Garage

Property Reference: AR2604



Entrance Hallway



Living Room



Dining Room/Bedroom Three/Study



Kitchen

**Location** Situated in the sought-after village of Silverdale, this property enjoys the tranquility and beauty of its surroundings. As part of an Area of Outstanding Natural Beauty, it is just a short walk from Silverdale Beach and surrounded by lush green spaces. Despite the peaceful setting, the home is conveniently close to local amenities such as shops, schools, and cosy village pubs, making it the perfect blend of rural charm and modern convenience.

**Property Overview** Upon entry through the double-glazed door, you are welcomed into a hallway that leads directly into the spacious lounge on the right. This room features an attractive fireplace and modern neutral décor, while the dual-aspect windows flood the space with natural light, creating a bright and airy ambiance.

As you move further down the hall, you will find two generously sized bedrooms. Both rooms provide ample space for a double or larger bed, along with plenty of room for storage. A tastefully decorated shower room is located just beyond the bedrooms, featuring a walk-in shower, vanity sink unit, and combined WC.

At the end of the hallway is the kitchen, which is fitted with a range of wall and base units, complementary countertops, and stylish tiled splashbacks. Integrated appliances include an oven and a four-ring gas hob.

Beyond the kitchen, you'll find an additional reception room, offering versatile space that can serve as a separate dining area, extra bedroom, or home office—perfectly adaptable to meet your lifestyle needs.

The private garden is a sun-filled oasis, ideal for gardening enthusiasts or anyone looking to enjoy outdoor living during the warmer months. The property also benefits from a garage and driveway, offering ample parking space.

**Parking** Off road parking and garage

**Directions** From the Hackney & Leigh office leave Carnforth heading towards Warton. On entering the village turn left onto Sand Lane and follow this road for approximately 2.5 miles until you reach a T-junction. Bear left here onto Slackwood Lane, and continue along this road through Silverdale village for approximately 1.5 miles. Turn left onto Cove Road and the property can be located on the right hand side a short way down the road.



Kitchen



Living Room



Bedroom One



Bedroom Two



Shower Room



Garden

What3Words [///attend.united.workroom](http://attend.united.workroom)

Accommodation (with approximate dimensions)

Entrance Hall

Living Room 13' 1" x 14' 7" (3.99m x 4.44m)

Bedroom One 11' 1" x 11' 2" (3.38m x 3.4m)

Bedroom Two 10' 7" x 12' 4" (3.23m x 3.76m)

Bathroom

Kitchen 10' 7" x 10' 10" (3.23m x 3.3m)

Dining room 6' 7" x 9' 6" (2.01m x 2.9m)

Garage 18' x 9' 2" (5.49m x 2.79m)

Property Information

Services Mains Gas, Water & Electric and Private Drainage.

Council Tax Band D Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

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 Hackney & Leigh Arnside Office.

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Garden



Garden



Garden



Ordnance Survey 01017664

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# 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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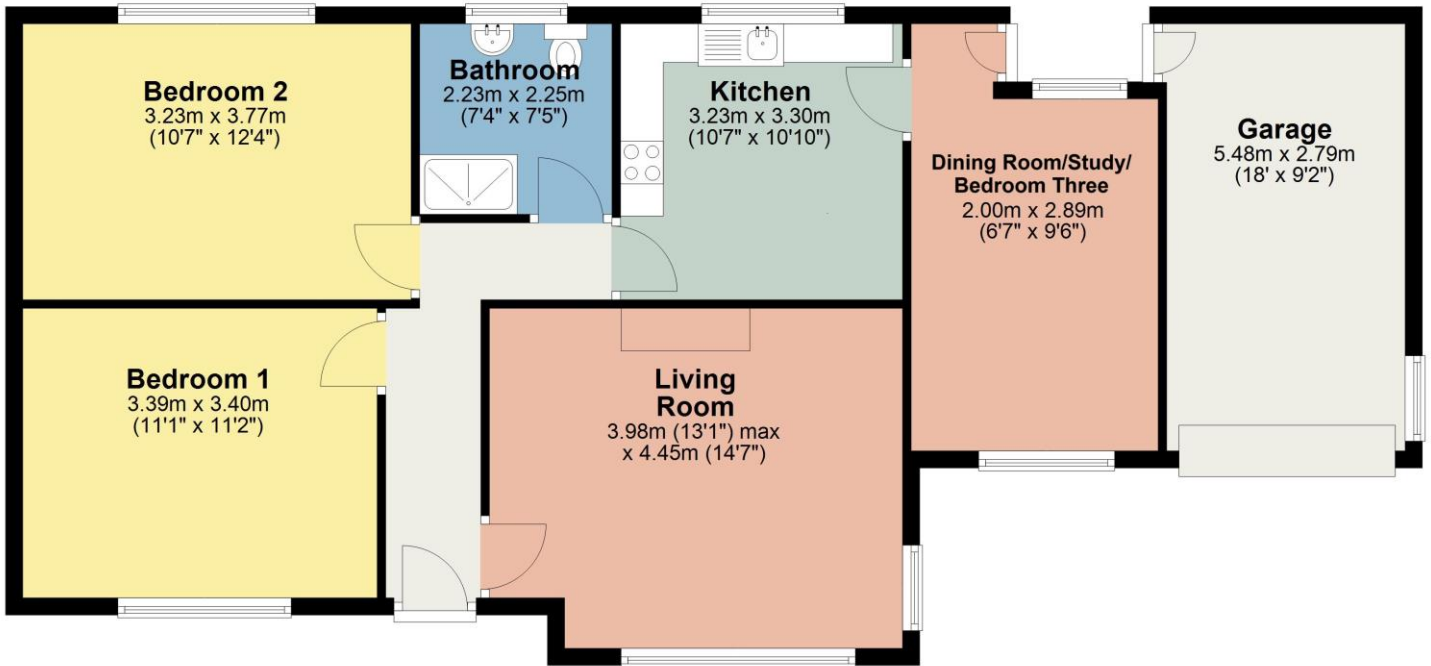


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## Ground Floor

Approx. 93.9 sq. metres (1010.7 sq. feet)



Total area: approx. 93.9 sq. metres (1010.7 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

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