



Silverdale

£350,000

12 Cove Road, Silverdale, Carnforth, LA5 0RR

Set on a level plot in the popular village of Silverdale, this delightful three-bedroom dormer bungalow offers bright and spacious living areas, a well-equipped kitchen, ample parking, and low-maintenance gardens. Perfect for families or those seeking a peaceful lifestyle, this property boasts a versatile layout with a cozy living room, private enclosed rear garden, and detached garage. Ideal for village living, with convenience and charm combined.

Quick Overview

- Three-bedroom dormer bungalow
- Located in the popular village of Silverdale
- Versatile layout
- Enclosed rear garden.
- Detached garage & off road parking
- Offering a peaceful, desirable setting
- Enclosed rear garden
- Set on a level plot
- Scope to Improve
- Fibre to the Premises



3



2



1



D



Fiber To Premises



Garage & Off Road Parking

Property Reference: AR2607



Entrance Hall



Living Room



Living Room



Breakfast 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 Located in the sought-after village of Silverdale, 12 Cove Road offers a delightful three-bedroom dormer bungalow set on a level plot with ample parking and low-maintenance gardens. This home presents an ideal opportunity for those seeking a spacious property in a peaceful village setting.

Enter the property through a part-glazed door into a welcoming hallway. To the right, you'll find a bright and inviting living room, bathed in natural light from a large bay window. A gas fire with a stone surround serves as a charming focal point. Beyond the living room lies a well-equipped breakfast kitchen, fitted with a variety of wall and base units, complemented by integrated appliances including an oven with grill, microwave, and a four-ring gas hob. The kitchen also features a breakfast bar, plumbing for a washing machine, and space for a dryer.

Returning to the entrance hall, a versatile dining room or potential bedroom lies to the front of the property, while a third bedroom is located towards the rear. A convenient downstairs WC completes the ground floor layout. Stairs lead to the first floor, where a spacious landing with built-in cupboards provides access to the eaves for additional storage. The main bedroom is a well-proportioned double, and the house bathroom offers a panelled bath with a shower over, a pedestal wash basin, a low-level WC, and a bidet.

Outside, the property benefits from ample parking for two to three cars at the front, along with a detached garage. To the rear, an enclosed garden features patio areas and mature, well-established borders, creating a private outdoor space ideal for relaxation.

This charming property at 12 Cove Road offers a peaceful lifestyle in a desirable village setting, perfect for families, retirees, or those simply seeking a comfortable and well-appointed home.

Parking Detached Garage and off road parking



Living Room



Breakfast Kitchen



Bedroom Two Dining Room



Bedroom Three



Bedroom One



Bathroom

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.

What3words [///worlds.charcoal.homes](http://worlds.charcoal.homes)

Accommodation (with approximate dimensions)

Entrance Hall

Living Room 13' 02" x 14' 6" (4.01m x 4.42m)

Breakfast Kitchen 10' 11" x 14' 6" (3.33m x 4.42m)

Bedroom Two Dining Room 10' 10" x 10' 2" (3.3m x 3.1m)

Bedroom Three 10' 10" x 6' 8" (3.3m x 2.03m)

First Floor Landing

Bedroom One 12' 10" x 10' 1" (3.91m x 3.07m)

Bathroom

Detached Garage 18' 1" x 9' 1" (5.51m x 2.77m)

Property Information

Services Mains Gas, Water & Electric and 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 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.

Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Rear Garden



Rear Garden



Cove Road, Silverdale



2024 Ordnance Survey 0107664

Request a Viewing Online or Call 01524 761806

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 01524 761806
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
arnsidesales@hackney-leigh.co.uk



Imogen Milliard

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
lettings@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



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

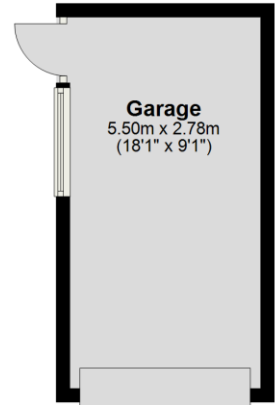
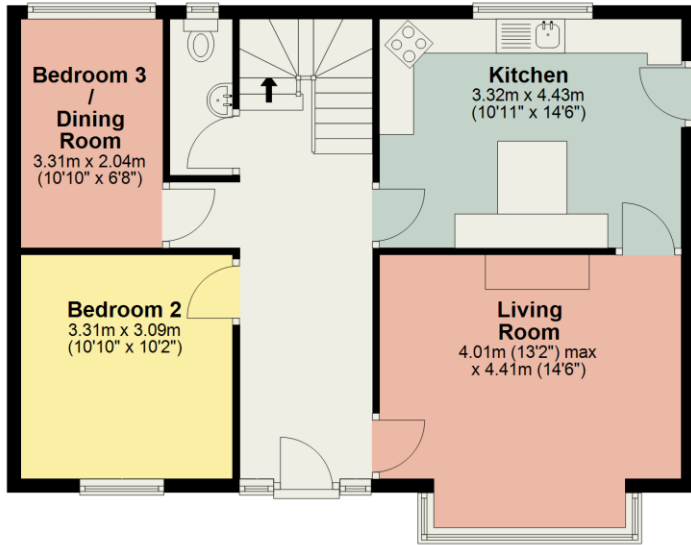


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

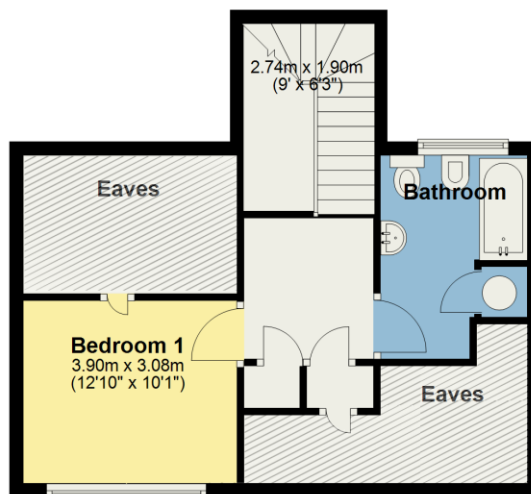
Ground Floor

Approx. 84.3 sq. metres (907.3 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 127.0 sq. metres (1367.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

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 16/10/2024.

Request a Viewing Online or Call 01524 761806