





Inside The Home

Entered via a composite double-glazed door, this leads into a bright and welcoming Entrance Hall. With a handy ground floor WC and stairs leading to the first floor, this leads into a beautifully spacious Living Room. Fitted with a range of UPVC double glazed window showcasing open views across the surrounding Lancashire countryside, this light and bright room provides the perfect back drop for cosy nights in. Stylish wood-effect flooring leads in to an open Plan Kitchen Diner, perfect for Sunday roasts with family and entertaining loved ones. Fitted with a range of wall and base units with complementary work surfaces and a range of integrated appliances, including a four-ring hob, with an extractor above and a Neff oven below, as well as an integrated dishwasher. With plumbing for a washing machine and space for a sizeable fridge freezer. With UPVC double glazed doors providing access to a safe and secure rear garden and a handy understair storage cupboard.

To the first floor, three beautifully presented bedrooms can be found. The master bedroom is fitted with a range of storage solutions and benefits from an ensuite Shower Room. Views across the surrounding Countryside can be enjoyed from this room providing an uninterrupted outlook. Completing the first floor, a family Bathroom can be found as well as a hanging airing cupboard, housing a pressurised hot water cylinder.

This stunning home is perfect for a range of buyers from young families, to those looking for an ideal lock up and leave, in an Area of Outstanding Natural Beautiful.

Let's Take A Closer Look At The Area

Located in an Area of Outstanding Natural Beauty, Silverdale is a highly sought after village located on the west coast of England. Benefitting from a range of amenities including a highly regarded primary school and access to a range of secondary schools, as well as a vibrant village hall and community, with a range of shops, post office, golf club, restaurant and a choice of three pubs. The Train Station provides regular commutes into the City of Lancaster, with the M6 a mere 15-minute drive away. With a plethora of local and scenic walks, this superb home will appeal to many.

Let's Step Outside

To the side of the property, private allocated parking can be found providing three off road parking spaces. A shared path to the front gives manicured access to the front of the property, whilst a generous garden provides external space to two side of the building. A spacious paved patio area provides the perfect backdrop for morning coffees and BBQ's - a peaceful retreat for all to enjoy with mature privacy hedging.

Services

The property is fitted with mains electric, a newly installed (2025) air source heat pump heating with a 9 year guarantee remaining. Mains water and private drainage via a shared water treatment plant which we have been verbally informed complies with the 2020 General Binding Rules. All associated costs of this split on a 50/50 basis between this and the neighbouring attached property.

Tenure

The property is Freehold.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 82.5 m² ... 889 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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