

## OVERVIEW

Requiring a full programme of renovation and updating, this traditional three bedroom semi-detached house has lots of potential. The good sized plot extends to three sides and offers scope to create off road parking and an extension (subject to planning), adding to the already well laid out accommodation. Fronting onto Silverdale Road, the house has views across the playing fields towards distant fells and is well located for the primary school and local shop. Available with no onward chain, the property is subject to a Local Occupancy Clause. Please note due to the nature of the property, we ask that under 16s and animals are not present during viewings and that caution to be taken by those attending the property. Viewings to be conducted during daylight hours only.

## ACCOMMODATION

Hall

Lounge/Diner 11' 11" x 18' 4" (3.62m x 5.60m)

Kitchen 11' 7" x 11' 7" (3.54m x 3.54m)

Side Passage

Store 5' 7" x 9' 9" (1.71m x 2.96m)

WC

Landing

Bedroom 11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom 9' 3" x 12' 0" (2.81m x 3.67m)

Bedroom 8' 11" x 7' 1" (2.71m x 2.17m)

Bathroom 5' 5" x 5' 10" (1.65m x 1.77m)

## DIRECTIONS

Leaving our office in Milnthorpe, proceed towards Arnside passing Booths Supermarket and Dallam Estate. Pass Sandside and Carr Bank and on reaching the railway bridge turn left onto Black Dyke Road. Turn right onto Briery Bank and follow to the top. Turn right onto Silverdale Road with the property located a short distance to the left hand side positioned on the right of Kings Close.

## GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage. Please note the boiler is non-functioning and not to be used.

Tenure: Freehold. Local Occupancy Applies. Buyers must have lived or worked within

Cumbria for the preceding three years - further information from Westmorland and Furness Council

Council Tax Band: C

EPC Grading: E



Approx. Total Area: 1029 ft<sup>2</sup> ... 95.6 m<sup>2</sup>

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only











