



33 LINDETH ROAD, SILVERDALE, CARNFORTH, LANCASHIRE, LA5 0TT
£295,000

MILNE MOSER
SALES + LETTINGS

- Gas Central Heating
- Modern Double Glazing with Period Aesthetic
- Retained Features
- Desirable Village Location
- No Onward Chain

OVERVIEW

Maintained and updated to a high standard, this perfect cottage is the ideal bolthole or easily managed downsize. Well positioned in the popular coastal village of Silverdale, the property boasts neutral decor throughout teamed with good quality floorcoverings and modern fittings. The character and charm has been retained and an eye for detail is evident. The well fitted kitchen has built in appliances and space for a table plus there is a cosy lounge. The basement room offers further potential either for storage or as a hobby room and there are two bedrooms and bathroom on the first floor. Unusually for a property of this style, there is both a courtyard garden and a parking space - all enclosed by traditional picket fencing.

A delightful property set within an area of Outstanding Natural Beauty with protected National Trust land and walks all on the doorstep. Silverdale has retained many facilities and amenities including a primary school, shops, pubs, doctors and pharmacy.

ACCOMMODATION

Set back from the road, a gravelled drive leads along the terrace stopping at the parking space for number 33. A picket gate leads into the courtyard garden with path to the front door.

Once inside, the character and charm of property is evident. The kitchen has been upgraded in recent years and is fitted with cream shaker style units, slim profile sandstone style quartz worktops and a one and a half bowl sink. There is an integrated induction hob with electric under counter double oven and a fridge. The Worcester boiler is concealed within a wall cupboard and there are storage cupboards beneath the stairs. LVT flooring runs seamlessly through into the lounge.

Having a relaxing feel, the lounge has a gas flame effect recessed woodburner and a shelf perfect for siting the TV. A real bonus to the accommodation is the basement. There is a double glazed window, quarry tiled floor, power, light and heating. The ceiling height is 5' 11.



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PARKING





Upstairs, the traditional features continue with wood tongue and groove doors leading to the two bedrooms and bathroom. The extra wide period floorboards in the double bedroom are a lovely feature as are the beams to the ceiling. The second bedroom is a single and also has wide floorboards and beams. Between the two bedrooms sits the bathroom. Cleverly configured to retain a compact bath with folding screen and shower above plus a vanity hand basin and concealed cistern WC. Full tiling with mosaic glass inserts.

At the front of the cottage is a patio courtyard with space for pots and furniture. The garden shed is to stay and there is an external tap. Further at the front is a parking space.



DIMENSIONS

Kitchen Diner 9' 6" x 12' 10" (2.90m x 3.90m)

Lounge 8' 10" x 10' 0" (2.70m x 3.06m) min

Basement 8' 2" x 12' 7" (2.50m x 3.82m)

Bedroom 8' 11" x 12' 9" (2.71m x 3.87m)

Bedroom 4' 9" x 10' 3" (1.45m x 3.11m)

Bathroom 4' 3" (7' 4" (1.29m x 2.23m)

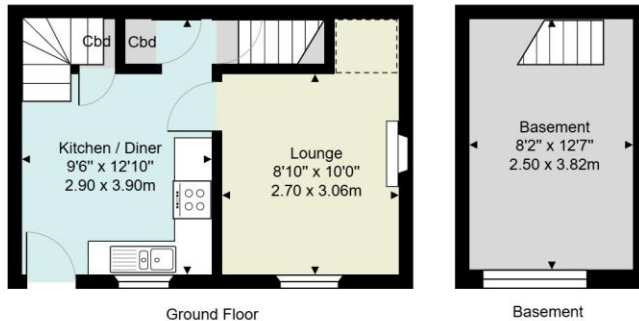
DIRECTIONS

With the village hall on the right on Emesgate Lane, proceed towards Stankelt Road, turning right at the junction and continuing down the hill and round the bend. Turn left onto Lindeth Road. Number 33 is located to the left hand side just at the beginning of Lindeth Close.

[what3words.com/mopped.perched.thirsty](https://www.what3words.com/mopped.perched.thirsty)



EPC Graph to go here



Approx. Total Area: 586 ft² ... 54.5 m²

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

ESSENTIAL INFORMATION

Services: Mains Water, Gas and Electric. Private Drainage via Shared Septic Tank with a Certificate of Compliance. B4RN Superfast Broadband connected.
Tenure: Freehold
Council Tax Band: B
EPC Grading: TBC

Anti-Money Laundering (AML) Regulations – Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

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