



63 SILVERDALE ROAD, ARNSIDE, CARNFORTH, LA5 0DZ
£265,000

MILNE MOSER
SALES + LETTINGS

63 SILVERDALE ROAD,
ARNSIDE,
CARNFORTH,
LA5 0DZ



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PARKING

OVERVIEW

This three-bedroom semi-detached house holds lots of potential with great access to local amenities along with scenic views over the desirable village of Arnside.

With a modern kitchen and bathroom, this property is ready to be personalised to a buyers taste and go from a house to a home.

The rear garden is enclosed, ideal for pets and children and there is a garden to the front plus off-road parking.

The property is available with no onward chain.





ACCOMODATION

From the front drive, a wooden front door leads into:

HALLWAY

A generous size hall with stairs leading to the first floor and access to the kitchen/diner and lounge. A low under stairs cupboard, electric storage heater and ceiling light. UPVC double glazed window to the side aspect.

LOUNGE

A spacious room with large UPVC double glazed window to the front aspect offering plenty of light. Carpet, electric storage heater, telephone and television points and ceiling light.

KITCHEN/DINER

This updated kitchen has a modern feel to it, cream wood wall and base units with granite worktops line two of the walls, with an island creating space for dining. The kitchen is fitted with a single bowl sink, an integrated fridge and freezer, electric oven and induction hob. There are built in floor to ceiling cupboards to one end which houses the immersion heater. A UPVC double glazed window offers a great view out onto the rear garden, making it an ideal dining spot. A second window to the side aspect located above the kitchen sink and a pantry under the stairs for extra storage. Access to the rear porch via wooden door, which then takes you out into the garden. Wooden floor, electric storage heater and ceiling light.

LANDING

Carpeted stairs take you up to the landing which houses a built in shelving unit for extra storage. Loft hatch and ceiling light.

BEDROOM

Single bedroom with UPVC double glazed window to the front aspect. Carpet and ceiling light.

BEDROOM

Generously sized double bedroom situated to the front of the house, large UPVC double glazed window overlooking the front garden. Ceiling light.

BEDROOM

Double bedroom to the rear of the house, carpeted with built in double wardrobes, vanity space and drawers. UPVC double glazed window to the rear aspect overlooking the back garden and beyond, offering more views over Arnside.



BATHROOM

This modern bathroom is fitted with a walk in double shower base with an electric shower and wall handles. Vanity mounted sink and WC with under sink cupboards for storage. Walls are floor to ceiling tiled with a sleek marble finish and dark grey tiled flooring to contrast. A frosted window provides light and privacy. Ceiling light and extractor fan.

EXTERNAL

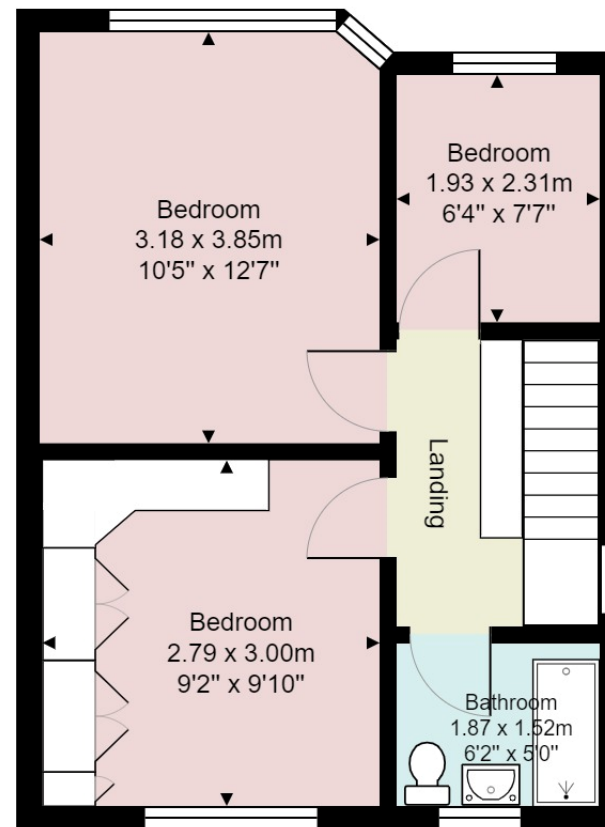
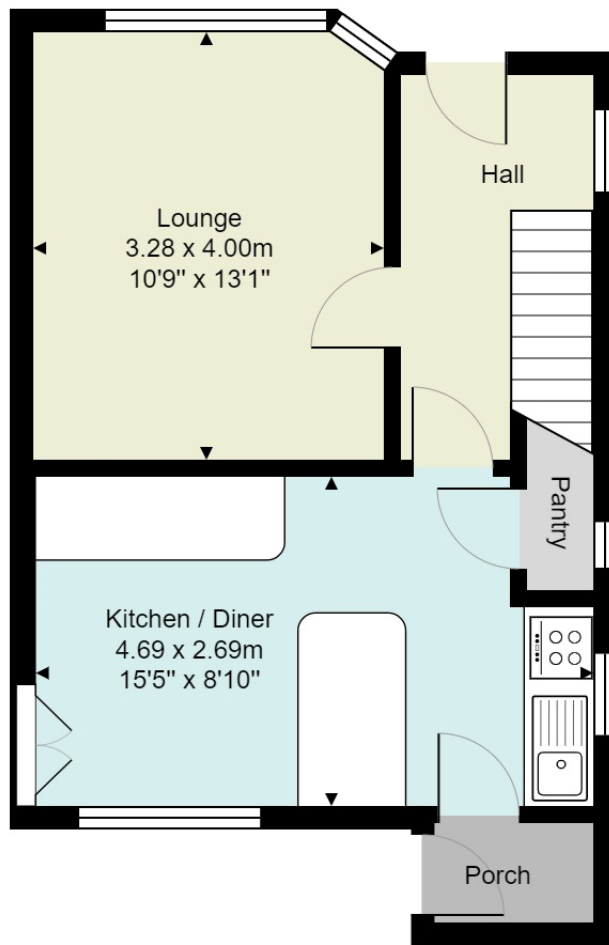
The front of the property is a grassed area bordered with plants and bushes. To the right of the garden is a gravelled driveway for off street parking. The rear garden can be accessed by the side of the property which brings you onto a paved patio area. The garden has been landscaped and is set over three levels with adjoining steps. Stoned and paved areas for different uses and even an apple tree. At the bottom of the garden is a wooden, felt roofed shed with paved area out the front for seating.

DIRECTIONS

Heading to Arnside from Milnthorpe turn left at the junction after the railway bridge towards Silverdale. Continue on and take the right hand turn onto Briery Bank Road. Continue until it meets with Silverdale Road and then turn left. The property is the first house on your left, immediately after the junction.

What3Words - <https://w3w.co/spite.icons.myths>





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





GENERAL INFORMATION


Mains Services: Water, Electric and Drainage.

Tenure: Freehold

EPC Grading: E

Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

| Energy Efficiency Rating | | |
|--|----------|--|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-) | A | |
| (81-91) | B | 82 |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | 48 |
| (21-38) | F | |
| (1-20) | G | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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