



15 GASKELL CLOSE, SILVERDALE, CARNFORTH, LANCASHIRE, LA5 ORD
£250,000

MILNE MOSER
SALES + LETTINGS

15 GASKELL CLOSE, SILVERDALE, CARNFORTH, LANCASHIRE, LA5 ORD



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PARKING

OVERVIEW

Within walking distance of shops, primary school, and beach, this three bedroom semi-detached property offers a fantastic opportunity for buyers seeking a property with great potential to improve and update. The accommodation offers a spacious lounge diner and a dining kitchen, both with picturesque views across National Trust Farmland, fields, and the countryside. Two of the three bedrooms also enjoy the pretty views to the rear and there is a first floor bathroom.

The generous plot extends to the side and rear and features driveway parking for two cars which sits alongside two outhouses. Available with no onward chain, this is a fantastic opportunity to create a long-term family home in a desirable village within an Area of Outstanding Natural Beauty.

Silverdale village has always proved popular with a range of buyers. There is an excellent range of amenities within the village including a primary school, shops, cafes and a restaurant plus doctor and a chemist. Countryside and beach walks are on the doorstep with Leighton Moss RSPB reserve, Silverdale train station and Golf Club just a short drive away.

ACCOMMODATION

From the front garden, a couple of steps lead up to the wood and glazed front door and into:

HALL

A split hallway with a UPVC double glazed window on the stairs. Good sized cupboard under the stairs and a further second cupboard ideal for coats. Ceiling light.

LOUNGE DINER

12' 10"/10' 5" x 19' 4"/12' 4" (3.91m/3.18m x 5.90m/3.76m)

Dual aspect, the lounge diner has a tiled fire surround and hearth and two ceiling lights. A UPVC double glazed window faces the front and aspect





and the window to the rear has a pleasant outlook over the garden towards a field and countryside.

KITCHEN DINER

10' 8" x 12' 4" (3.25m x 3.76m)

Two windows face the rear and side aspects and there is an external door. Stainless steel sink with drainer, base cupboards and a ceiling light. Tiled fire surround with hearth and grate.

LANDING

Having access to the loft, a ceiling light and UPVC double glazed window to the front elevation.

BEDROOM

12' 11" x 11' 5" (3.95m x 3.49m)

The larger of the double bedrooms, there is a window to the rear with pleasant outlook across the garden over fields towards woodland and countryside. Tiled fire surround with heater, a ceiling light and a slimline built in double cupboard.

BEDROOM

10' 8" x 12' 3" (3.25m x 3.73m)

Also to the rear of the property with an open aspect, the second double bedroom has a built in cylinder cupboard, a ceiling light and period style fire surround with grate.

BEDROOM

10' 5" x 7' 7" (3.17m x 2.31m)

Overlooking the cul de sac to the front and at an angle towards the estuary/sea, the third bedroom has a UPVC double glazed window, stripped floorboards and a ceiling light.

BATHROOM

5' 7" x 6' 6" (1.71m x 1.98m)

Frosted UPVC double glazed window to the front elevation. Fitted with a cast bath, a wash hand basin and WC. There is tiling to the walls and a ceiling light.

EXTERNAL

Positioned at the corner of a quiet cul-de-sac, the property boasts a surprisingly spacious plot. At the front of the property, a grassy area with pathway leads between the outhouses into the rear garden. The rear garden, also grassy, is divided by a small dry stone wall which separates the main garden, with its mature holly tree, from a former vegetable garden. The property offers off-road parking for two cars with a hardstanding. There are two outhouses providing valuable storage space, one of which includes a WC and measures 7' 8" x 8' 5" (2.34m x 2.57m), while the second one has a butler sink and measures 5' 8" x 8' 6" (1.73m x 2.59m).

DIRECTIONS

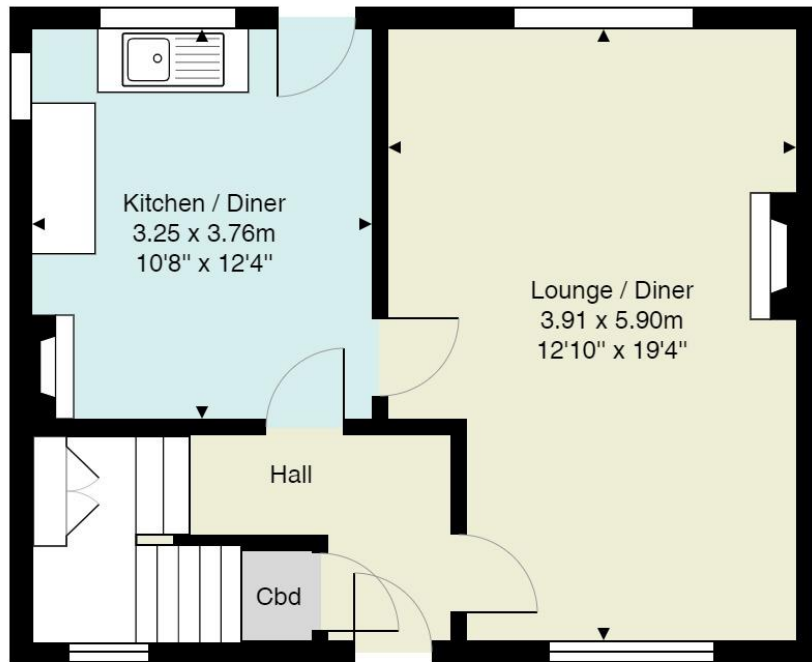
Gaskell Close is accessed from Emesgate Lane in the centre of Silverdale. Turn alongside the The Royal and follow the lane to the right with the property being to the right hand corner. what3words.com/halt.rapport.adjuster

GENERAL INFORMATION

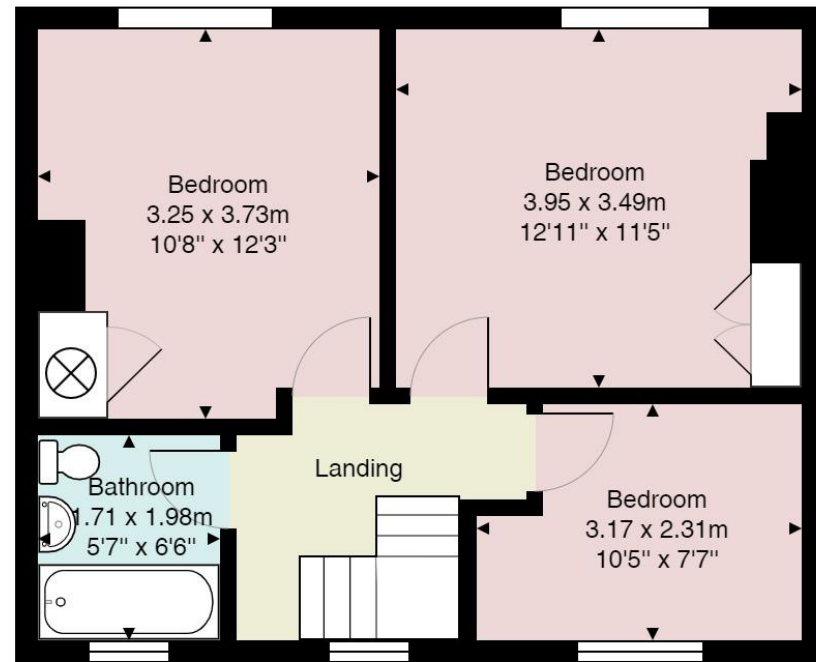


Services: Mains Water and Electric. Private drainage via a shared septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.
Tenure: Freehold
Council Tax Band: C
EPC Grading: G





Ground Floor




1st Floor

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		40
(21-38) F		
(1-20) G	6	
<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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