



11 CHALLAN HALL MEWS, SILVERDALE, CARNFORTH, LANCASHIRE, LA5 0JF
£175,000

MILNE MOSER
SALES + LETTINGS

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PARKING

OVERVIEW

The perfect lock and leave second home, this ground floor mews style property offers low maintenance accommodation and is in an Area of Outstanding Natural Beauty. Just 25 metres from the front door is Gaitbarrows Nature Reserve, Silverdale village centre is a short drive away as is the golf club and Leighton Moss RSPB Reserve. The level accommodation offers an open plan lounge dining kitchen space, a double bedroom with built in wardrobes and bathroom. There is a private patio to the front, ideal for watching the wildlife and the well managed development has parking both for residents and visitors. UPVC double glazed windows, electric heating and B4RN Superfast broadband.

Please note, the property may not be used as a primary residence and can be occupied for 48 weeks of the year. Due to this restriction, the property is exempt from the increase in council tax payable for second homes. Holiday Lets are permitted.

ACCOMMODATION

Approaching over the front patio, a barn style wooden door leads into:

PORCH

A glazed door leads into the lounge area and there is hanging space for coats and a practical tiled floor.





LOUNGE/DINING/KITCHEN

12' 5" x 17' 4" (3.77m x 5.28m)

A UPVC double glazed window faces the front aspect and has a pleasant outlook. Two ceiling lights, an electric storage heater and wooden fire surround with tiled inset and hearth and a flame effect electric fire.

The kitchen area is fitted with oak style base and wall units, speckled worktops, tiled splashbacks and under unit lighting. Stainless steel sink with drainer, an electric cooker and space for a fridge freezer. Plinth heater and an extractor. Laminate flooring throughout.

SIDE PASSAGE

Built in double cupboard housing the hot water cylinder. Ceiling light.

BEDROOM

12' 5" x 10' 4" (3.78m x 3.14m)

Also facing the front aspect, the double bedroom has a built in wardrobes, an electric heater and ceiling light. UPVC double glazed window and continuing laminate flooring.

BATHROOM

6' 7" x 8' 8" (2.01m x 2.34m)

Fully tiled, the bathroom is fitted with a WC, a pedestal wash hand basin and bath with Mira shower above. Chrome electric towel rail, a vanity light, extractor and wall mounted fan heater. Ceiling light and a feature lit alcove.

EXTERNAL

At the front of the property is a private patio with space for seating and pots - the ideal place to listen to birdsong from the nearby nature reserve. External light. At the rear of the development is a further courtyard with residents and visitors parking. A gate from the driveway leads directly into Gaitbarrows.



DIRECTIONS

From the centre of Silverdale, proceed on Emesgate Lane and onto Park Road, leaving the village. At the junction turn left on Ford Lane and over the railway line. As the roads begins to slope up, Challan Hall is a development to the right hand side with number 11 being on the left hand side as you enter.

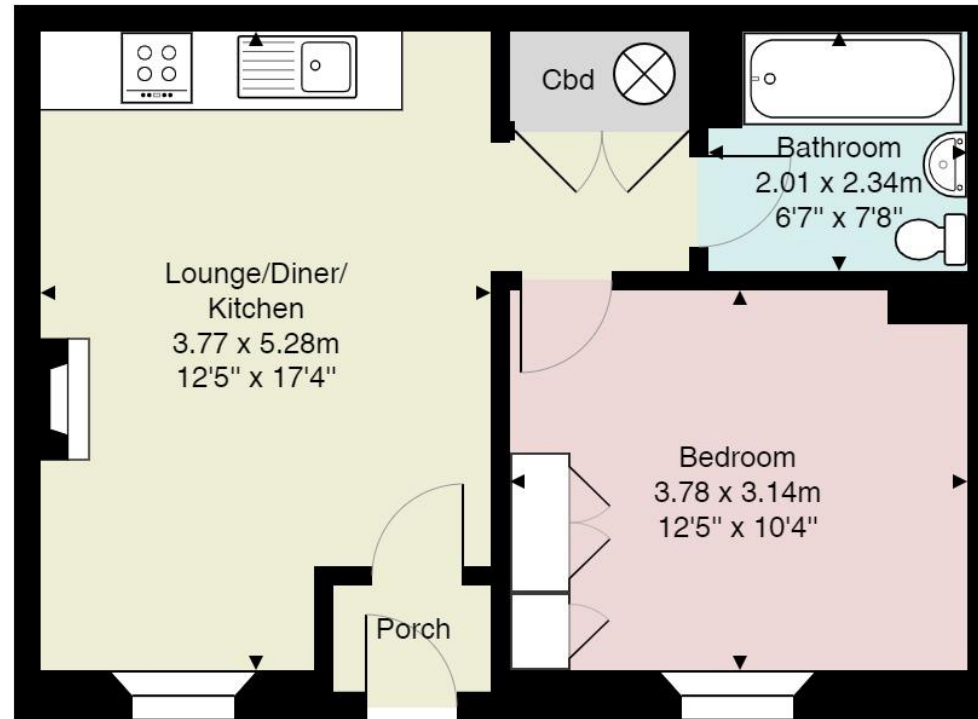
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GENERAL INFORMATION

Services: Mains Water and Electric. B4RN superfast broadband. Private shared drainage - 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: Leasehold. Balance of 999 year lease from March 1990. Annual Service Charge £450. Ground Rent £25 per annum. Number 11 owns 1/8 of Freehold. The property may not be used as a Primary Residence and can be occupied for 11 months of the year. Due to this restriction, the property is exempt from the increase in council tax payable for second homes. Holiday Lets are permitted. Council Tax Band: C
EPC Rating: C






Ground 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





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 |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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