



37 EMESGATE LANE, SILVERDALE, CARNFORTH, LANCASHIRE, LA5 0RF  
**£325,000**

**MILNE MOSER**  
SALES + LETTINGS

37 EMESGATE LANE  
SILVERDALE  
CARNFORTH  
LA5 0RF



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OVERVIEW

A charming property with character features throughout and a lovely village location. The accommodation is over two floors with a lounge diner and kitchen to the ground floor, two double bedrooms and a spacious bathroom to the first floor. There is built in storage both inside and out and gardens to the front, side and rear. Buyers may wish to personalise and update, however this end terraced house has a really welcoming feel and lots of character touches including latch doors, fireplaces and a feature circular window. Available with no onward chain.

Silverdale is located within an Area of Outstanding Natural Beauty on the shores of Morecambe Bay. The village has retained many facilities and amenities including a primary school, churches, shops, pubs, doctors and pharmacy.

ACCOMMODATION

A wooden front gate leads into the front garden with a path leading to wooden side door with canopy porch above.

HALL

A period door leads to the lounge diner and stairs to the first floor. Natural light from two UPVC double glazed windows on the stairs - one of which is a feature circular window. Hanging space for coats, a ceiling light and radiator.





#### LOUNGE DINER

18' 7"/15' 6" x 13' 0"/6' 0" (5.67m/4.72m x 3.95m/1.83m)  
UPVC double glazed windows to the front and side aspects. A good sized room with open inglenook style fireplace with exposed brickwork, tiling and an electric log burner. Period drawers to the adjoining alcove and shelves. Radiator and a ceiling light.

#### KITCHEN

9' 4" x 10' 1" (2.84m x 3.07m)  
UPVC double glazed window overlooking the rear garden and an external door. Fitted with oak fronted base units, glazed wall cupboards, shelves and a stainless steel sink unit. The electric cooker, fridge/freezer and washing machine are all included. Radiator and a ceiling light.

A generous walk in pantry has a frosted UPVC double glazed window, a ceiling light, double socket and access to an under stairs crawl space. 6' 2" x 2' 8" (1.89m x .82m).

#### LANDING AND STAIRS

The landing is light and bright benefitting from the two UPVC double glazed windows on the stairs. A built in cupboard houses the Baxi boiler and there is access to the loft and a ceiling light.

#### BEDROOM

10' 3" x 13' 0" (3.11m x 3.95m) max  
UPVC double glazed window facing the front elevation. Period cast metal fireplace, a ceiling light and radiator.

#### BEDROOM

12' 8"/9' 1" x 9' 11"/6' 10" (3.86m/2.77m x 3.02m/2.08m)  
Having lovely views across playing fields and countryside towards the distant Morecambe Bay, the second double bedroom has a ceiling light, radiator and a built in double cupboard. UPVC double glazed window.

#### BATHROOM

8' 0" x 9' 10" (2.43m x 3.01m)  
Frosted UPVC double glazed window to the side aspect. A spacious bathroom fitted with a pedestal wash hand basin, WC with macerator and a bath with shower above. Chrome heated towel rail, a ceiling light and aquaboard panelling to three walls.



#### EXTERNAL

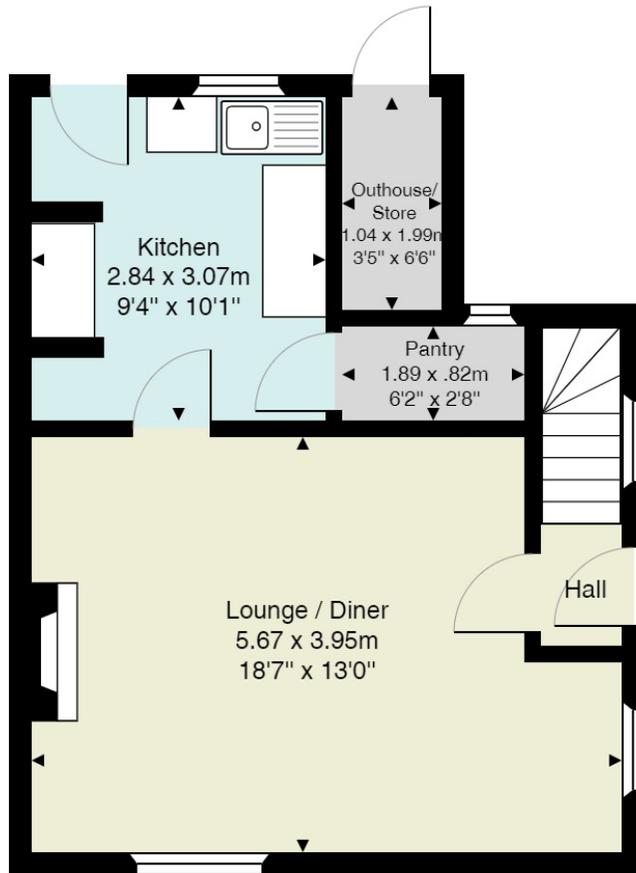
Garden spaces wrap around three sides of the property with gravelled low maintenance spaces to the front and side and a gate leading to the rear garden. The rear garden has a flagged space and external light. There is an outhouse/coal house adjacent to the kitchen measuring 3' 5" x 6' 6" (1.04m x 1.99m). A second detached stone outhouse provides further storage and is shelved internally - approximately 5' 3" x 2' 10" (1.6m x .86m). The parking is currently on the road to the front however there maybe potential to create off road parking at the rear.

#### DIRECTIONS

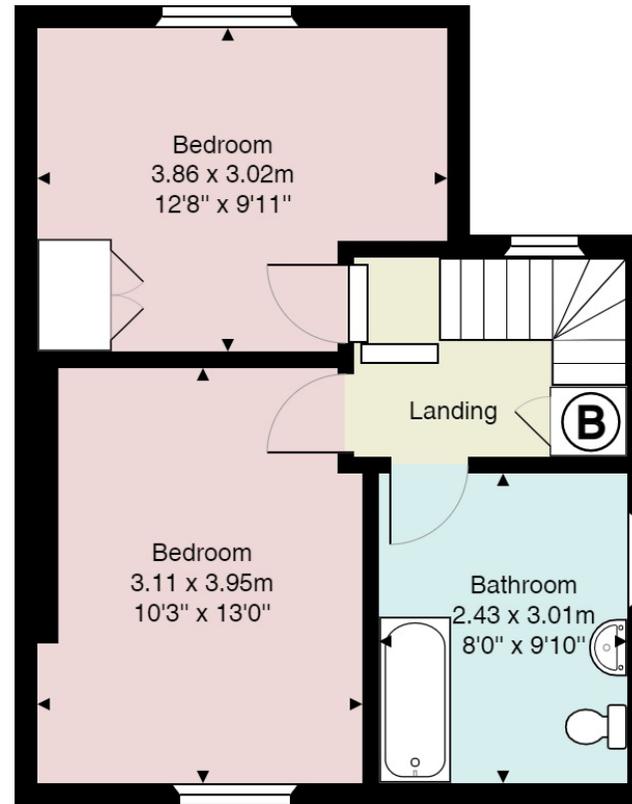
The property is located directly on Emesgate Lane adjacent to the primary school.

[what3words.com/films.gratuity.topic](http://what3words.com/films.gratuity.topic)





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





#### GENERAL INFORMATION

Services: Mains Water, Gas and Electric. Drainage via 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. The septic tank is maintained by Lancashire County Council.

Tenure: Freehold

Council Tax Band: C

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



#### ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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