



SUNNY HURST, EMESGATE LANE, SILVERDALE, CARNFORTH, LANCASHIRE, LA5 0RQ
£550,000

MILNE MOSER
SALES + LETTINGS

SUNNY HURST EMESGATE LANE SILVERDALE LA5 0RQ



2



1



1



GARAGE &
PARKING

OVERVIEW

Sunny Hurst is a delightful detached bungalow with good sized garden spaces and a lovely village setting. The current true bungalow layout is perfect for those looking to downsize whilst still retaining two double bedrooms (both with fitted furniture) and a generous lounge diner, some modernisation is required but there is potential to future proof the property for the long term. For buyers looking to extend and develop, planning permission was granted in April 2024 to create a generous three bedroom property with integrated garage. Sitting centrally on the plot, there are gardens to the front and rear with lawns, a veg patch, pond and good driveway parking and a garage. Available with no onward chain, viewing is essential to fully appreciate. Silverdale is within an Area of Outstanding Natural Beauty and boasts shops, cafes, doctors, primary school and churches. Beach and countryside walks are easily accessible as is Leighton Moss Nature Reserve.

ACCOMMODATION

Approaching from the driveway and front garden, a frosted UPVC double glazed door leads into:

PORCH

6' 5" x 5' 1" (1.97m x 1.55m)

A useful space with further glazed door into the hallway.

HALL

9' 11" x 9' 2" (3.03m x 2.79m)

A generous hallway with a traditional plate rack and doors to all the accommodation. A good size hall with access to the loft, two





radiators and a ceiling light. The loft is part boarded and has a light and drop down ladder.

LOUNGE DINER

18' 10"/12' 11" x 14' 7"/10' 6" (5.74m/3.94m x 4.44m/3.2m)

A good sized L shaped room with UPVC double glazed windows to two sides with outlook over the gardens. There is a dark wood style fire surround with sandstone inset and a living flame gas fire. A fitted bookcase provides excellent storage and there are two radiators, two ceiling light and a television point.

KITCHEN

10' 10" x 10' 10" (3.31m x 3.31m)

A UPVC double glazed window overlooks the rear garden. Fitted with white and grey base and wall units, pale marble effect worktops and a dark one and a half bowl sink with drainer. There are tiled splashbacks, a gas hob with hood above, electric oven and an integrated fridge. The Worcester boiler is within a wall cupboard and there is a ceiling light and radiator.

SIDE PORCH

3' 11" x 6' 1" (1.19m x 1.86m)

Having plumbing for a washing machine and part tiled walls, this practical space has UPVC double glazed windows, an external door and a ceiling light.

BEDROOM

12' 11" x 10' 10" (3.93m x 3.31m) max

UPVC double glazed windows face the front and side aspects. Fitted with an excellent range of good quality furniture comprising two double wardrobes, a 3/4 height wardrobe, bedside cabinets and drawer unit. There is a ceiling light, two wall lights and a radiator.



BEDROOM

9' 11" x 11' 11" (3.03m x 3.62m)

The second double bedroom also has a good range of fitted furniture comprising a triple wardrobe, bedside cabinet, drawers and a dressing table. UPVC double glazed windows face the side and rear elevations and there is a ceiling light and radiator.

SHOWER ROOM

6' 4" x 5' 9" (1.94m x 1.75m)

Frosted UPVC double glazed window to the side aspect. Walk in shower area and a vanity basin with cupboards below and storage. There is a mirror with lighting above, a chrome heated towel rail and a ceiling light. Tiled walls with mosaic border.

WC

6' 4" x 2' 10" (1.94m x .85m)

Frosted UPVC double glazed window, a WC, extractor and a ceiling light.

EXTERNAL

Sunny Hurst has good sized level garden spaces to both the front and rear. An open lawn at the front has a generous driveway to one side, access to the garage and a rockery style bed. There is access at either side of the bungalow into the rear garden. Also a good size, the rear garden has views at the side towards the church and woods and is mostly lawned with a veg patch to one side and a greenhouse. There is a pond, garden shed and external tap. There is excellent potential to landscape further if required whilst still retaining space for relaxing or for children and pets to play.

GARAGE

16' 5" x 18' 1" (5m x 5.51m) inclusive

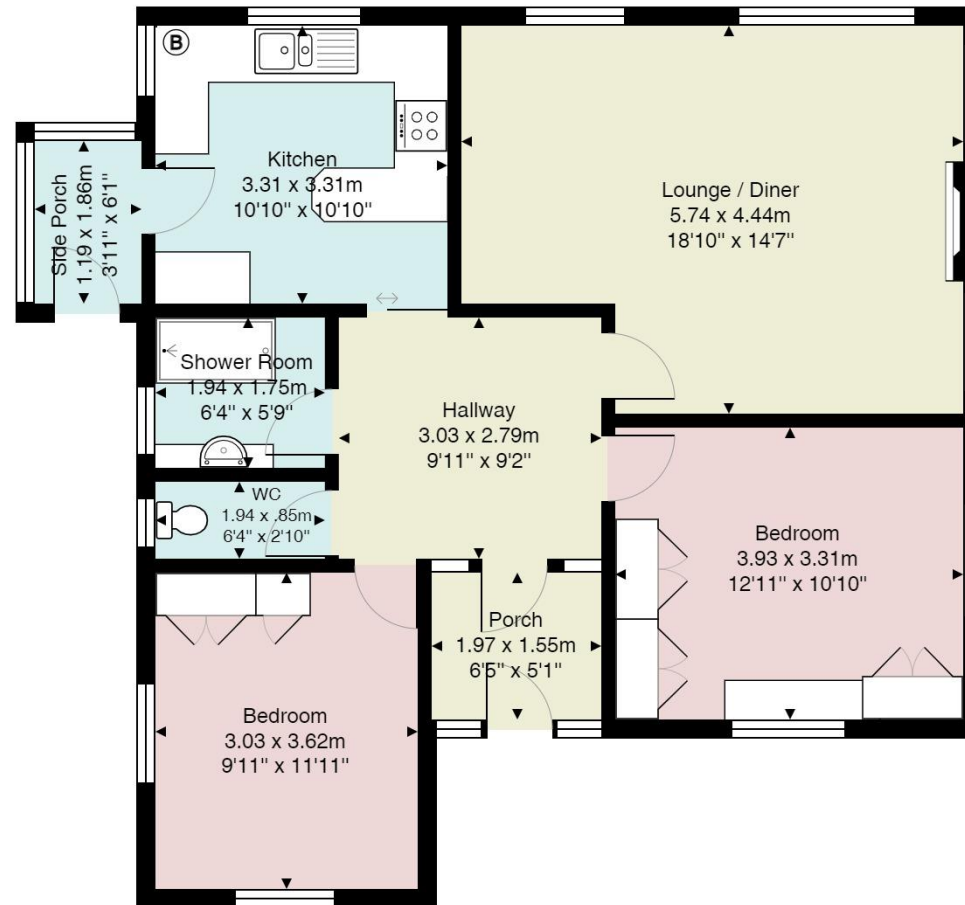
Larger than average, the garage has an electric roller door, two windows and a work bench. Power and light are connected. A utility/store has been created which has a window, a workbench, light and enamel sink with double drainer.

DIRECTIONS

The property is located on Emesgate Lane between St Johns Avenue and the Fire Station on the same side of the road. A driveway between numbers 32 and 40 leads to the bungalow and neighbouring property.

what3words:///shrub.juggle.bravo





Approx. Total Area: 81.8 m² ... 880 ft²

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. Private Drainage via 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: E

Details of the planning permission can be found on Lancaster City Council Planning Portal ref 24/0047/FUL

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.