



18 STANKELT ROAD Silverdale, Carnforth, LA5 0TA

REDUCED to Price: £595, 000 Region

Stunning detached period home with a wealth of original features, located on the exclusive Stankelt Road in Silverdale. This substantial home has four reception rooms, a living/dining kitchen, utility with shower room, five bedrooms to the first floor and superb basement room with shower room and patio doors leading out onto the private mature gardens.

The icing on the cake has to be the balcony leading off from the kitchen with sea views.
Gas central heating, double glazed, mains electric and water.

OFFERED CHAIN FREE

VIEWING RECOMMENDED TO FULLY APPRECIATE THE SPACE AND FANTASTIC LOCATION.

Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate Band: E

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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Accommodation Comprising:

Ground Floor:

Entrance Hallway:

Tiled vestibule and wood flooring up to the stairs. Central ceiling light and smoke alarm.

Reception Room 1:

15'5 x 14'7 (4.70m x 4.45m) Feature fireplace with stone back, tiled hearth and wood burning stove. Double glazed window to the front, radiator, central ceiling light and wall light point.

Reception Room 2:

25'8 x 12'9 *inc. bay window* (7.82m x 3.89m) Double glazed bay window to the front. Coal effect gas fire with wood mantle over, tiled hearth and surround. Central ceiling light, 3 x radiators, ceiling coving and central heating thermostat.

Reception Room 3:

10'6 x 12'8 (3.20m x 3.86m) Floor to ceiling dark wood paneling and wood flooring. Ceiling coving and central ceiling light.

Reception Room 4:

19'2 x 10'8 (5.84m x 3.25m) Open fire with wood mantle over and tiled surround. Built in bookshelves to three walls, built in storage cupboard. Central ceiling light, smoke alarm, wood flooring and stairs leading to the basement room.

Living Dining Kitchen:

30'10 x 12'2 (9.40m x 3.71m) Having a range of Grey wall and base units with contrasting tiled work surfaces. Part tiled walls, one and a half bowl ceramic sink unit with mixer tap. Plumbed for dish washer and built in 4 ring gas hob with deep fryer. Large 'Blue' AGA. Ceiling spotlights to the Kitchen area and a central ceiling light to the Living Dining area. 2 x double glazed windows and patio doors leading out onto the decked balcony. Parquet flooring, wall mounted central heating thermostat and dimmer switches.

Side Entrance/Utility/Ground Floor Shower Room:

From the side entrance there is an inner hallway leading to a cloaks area with hanging space for coats and space for outdoor footwear. Plumbed for washing machine, wall mounted gas boiler. Wood panel ceiling with inset spotlights. White three piece bathroom suite comprising: Low flush WC, pedestal wash hand basin and walk-in shower. Double glazed window to the rear, tiled floor and part tiled walls.

First Floor:

Landing:

Split-level landing, loft access, central ceiling light and radiator.

WC:

Double glazed window to the side, low flush WC, wash hand basin, wood laminate flooring and wall mounted light.

Rear Bedroom 1:

13'1 x 11'4 (3.99m x 3.45m) Double glazed window to the rear, radiator, wood laminate flooring and a feature cast iron fire surround. Central ceiling light.

Front Bedroom 1:

13' x 11'1 (3.96m x 3.38m) Double glazed window to the front, fitted wardrobes, radiator, wood laminate flooring and central ceiling light.

Middle Front Bedroom:

9'6 x 5'9 (2.90m x 1.75m) Double glazed window to the front, wood laminate flooring, radiator and central ceiling light.

Front Bedroom 2:

13'1 x 8'7 (3.99m x 2.62m) Double glazed window to the front, feature cast iron fire surround, radiator, central ceiling light and wood laminate flooring.

Bathroom:

9'5 x 5'9 (2.87m x 1.75m) White three piece suite comprising: Bath with central taps, high flush WC and pedestal wash hand basin. Part tiled walls and tiled floor. Double glazed window to the side, ceiling spotlights and a chrome towel rail/radiator.

Rear Bedroom 2:

13'1 x 9'1 (3.99m x 2.77m) Double glazed window to the rear, wood laminate flooring, radiator and central ceiling light.

Basement Room:

32' x 12'3 (9.75m x 3.73m) A large space that can be utilized in so many different configurations depending on the purchasers needs. The room is divided in the middle by a 'step up' providing a natural separation if needed. Double glazed window to the side and double glazed patio windows to the rear. Wood laminate floor to half the room and carpet to the other side. Ceiling spotlights. Door through to shower room and wardrobe hanging space. Walk-in shower, low flush WC and pedestal wash hand basin. Part tiled walls and ceiling spotlights.

Outside:**Front:**

Off road parking.

Side:

Timber shed and storage areas.

Rear:

Mainly laid to lawn with a large selection of mature trees and shrubs.

Paved circular patio area providing a superb private space to sit and entertain.

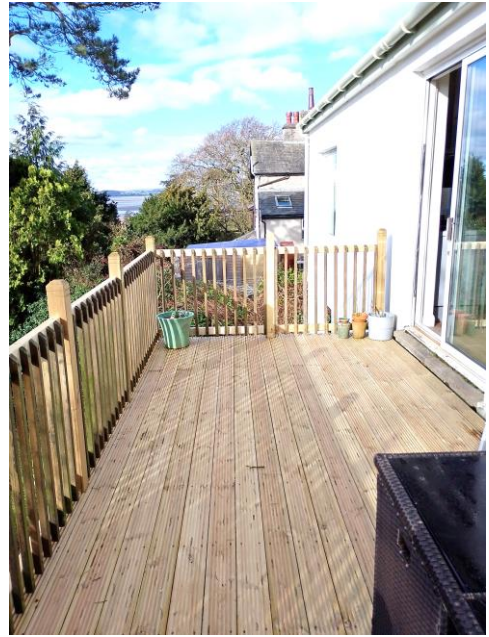
From the basement level are steps and a decked area extending across the rear of the house.

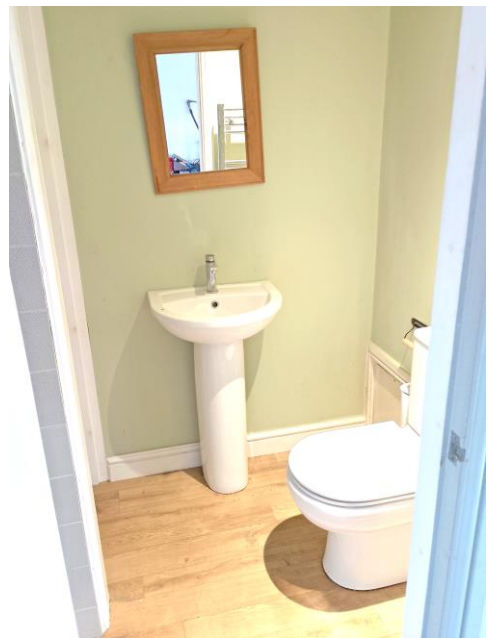
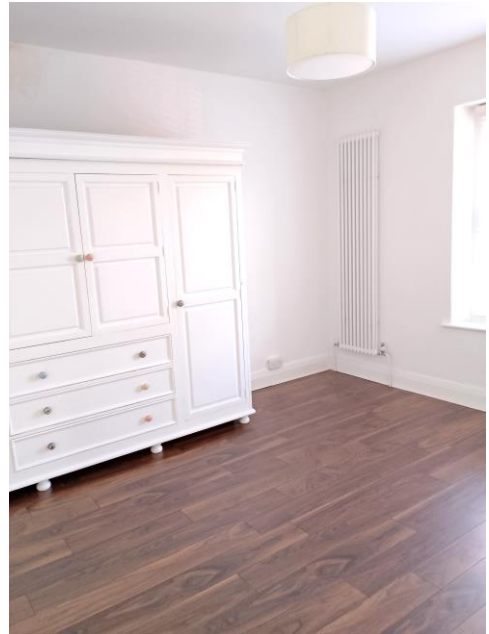
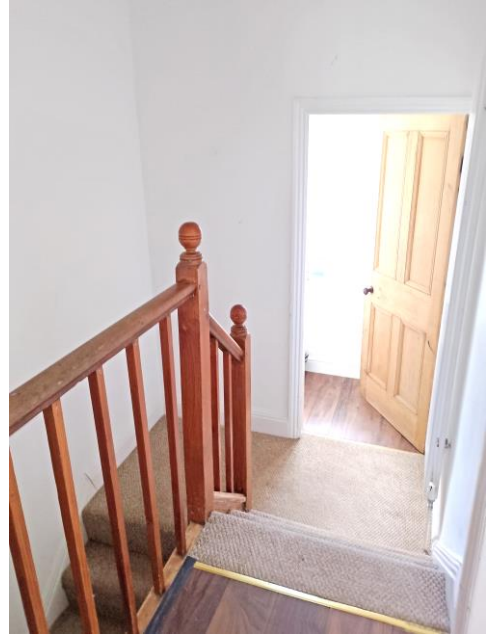
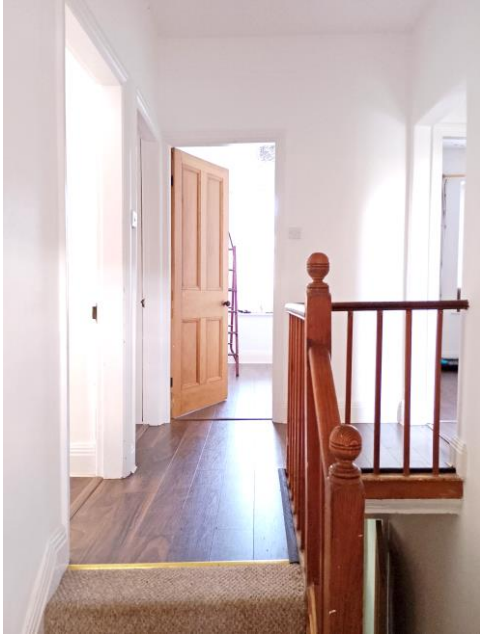
Directly below the decked balcony is a private under cover space that is currently used for a hot tub.

Basement Storage Room:

The property also benefits from several basement rooms, currently used for a workshop and storage space.









Services: Mains water, electricity and gas connected.

Tenure: Freehold with vacant possession upon completion.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

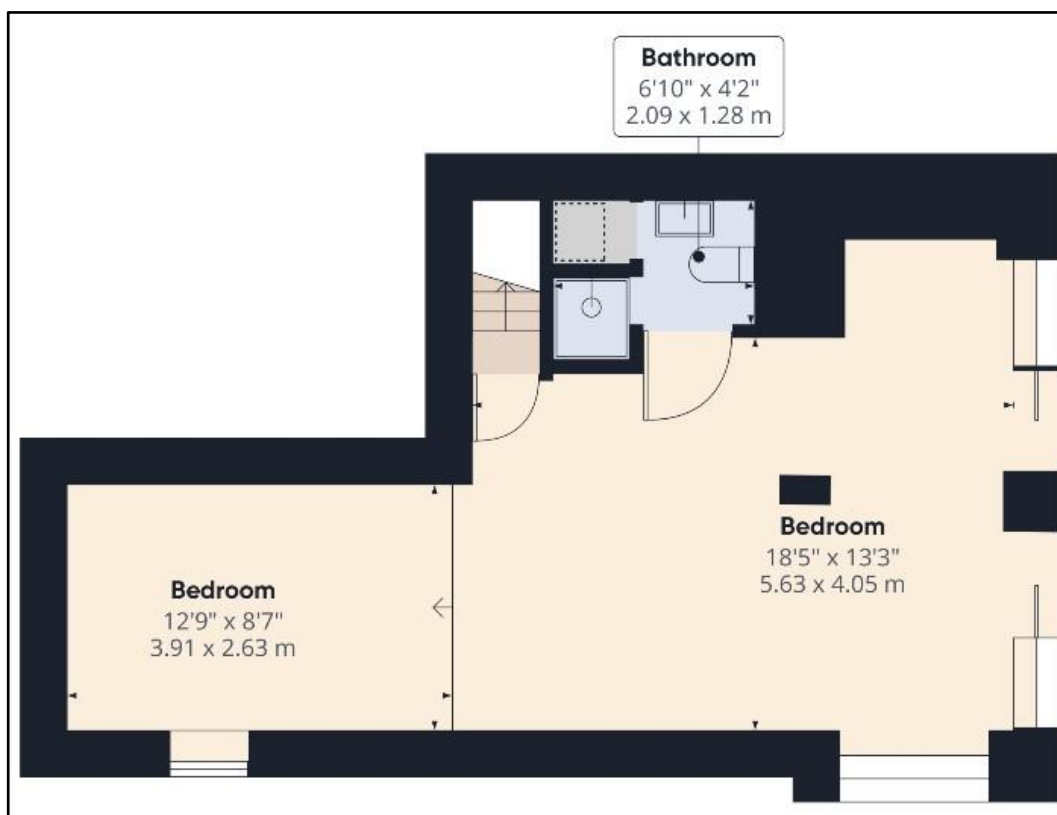
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

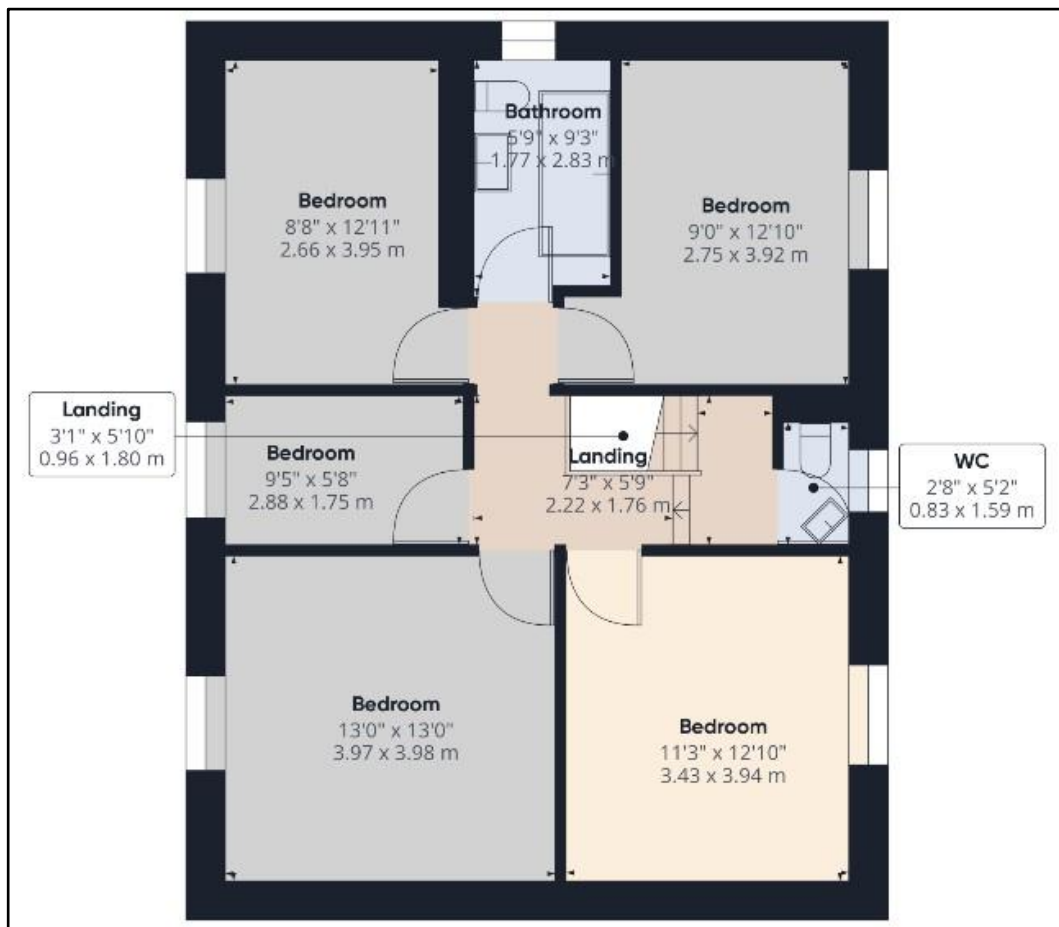
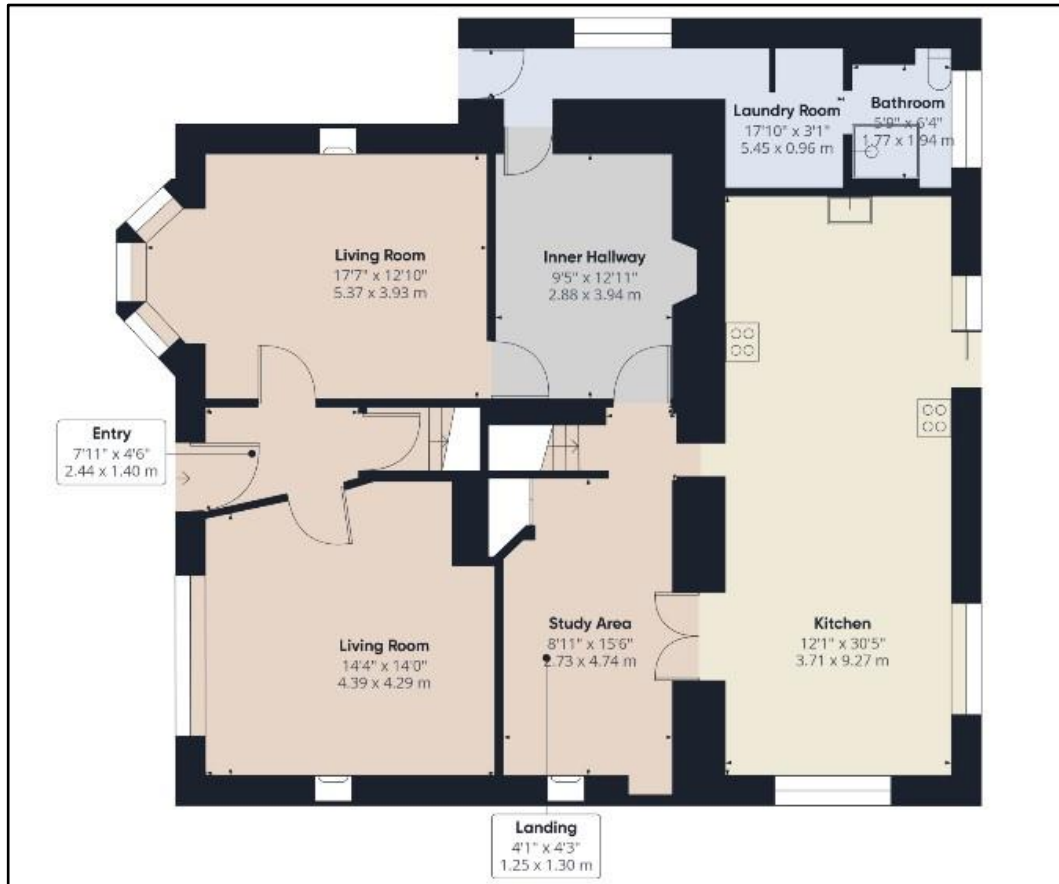
Energy Performance Certificate

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Basement Floor Plan



Ground & First Floor Plans



Copy Title / Boundary Plan

| | | | |
|-----------------------------------|--------------------|------------------------|--------------------------------------|
| H.M. LAND REGISTRY | | TITLE NUMBER | |
| | | LA845856 | |
| ORDNANCE SURVEY PLAN REFERENCE | SD 4674 | SECTION C | Scale 1/1250 Enlarged from 1/2500 |
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Location Plan



NOTES

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