HOUSECLUB
ESTATE AGENCY

40 Sunnybank Road, Bolton Le Sands, Carnforth, LA5 8HG

£220,000

Inside The Home

This semi-detached three-bedroom property offers an exciting opportunity for buyers seeking a home with fantastic scope for improvement and personalisation. Set within a desirable village setting, the property presents a perfect renovation project for first-time buyers, investors, or those looking to create a home tailored to their own style.

Entry to the property is through a double-glazed sliding door leading into a useful porch area, ideal for coats, shoes and everyday storage. From here, you step into the main hallway where there is convenient under-stair storage perfect for keeping household items neatly out of sight. The ground floor features a spacious lounge, enhanced by a large window that allows plenty of natural light to fill the room, creating a bright and welcoming living space. To the rear, the kitchen currently functions as a kitchen diner, offering ample room for dining and everyday family life. While the property would benefit from modernisation, it offers a wealth of potential to redesign and create a contemporary open-plan living space if desired.

Upstairs, the first floor provides a family bathroom fitted with a three-piece suite, along with three bedrooms comprising two generous double rooms and a further single bedroom, ideal as a child's room, home office or guest space.

Externally, the property offers significant potential, with ample space to extend (subject to the necessary planning permissions), allowing future owners to further enhance and add value to the home.

With its sought-after village location, generous layout and excellent scope for renovation and extension, this property represents a fantastic opportunity for buyers looking to put their own stamp on a home and create something truly special.

Let's Take A Closer Look At The Area

Situated in the heart of Bolton Le Sands, with the historic Lancaster Canal a stones throw away, this beautiful village sits on the western coastline of Britain and is surrounded by stunning walks along the sands and across the local countryside. Within the centre there are several independent shops, restaurants, pubs and other amenities. It is conveniently located for commuters with Junction 35 of the M6 motorway a short drive away and the Bay Gateway to the south, providing another access point. The nearby West Coast mainline train station of Carnforth provides additional transport links and the market town of Carnforth has an array of excellent shops, super markets, doctors and dentists.

Let's Step Outside

This property boasts a spacious driveway providing parking for at least two vehicles, with a front and rear garden this property has great potential to extend or create a beautiful outdoor living area. Currently paved for low maintenance the rear garden also benefits from a detached garage perfect for storage of bikes, gardening equipment, and a space for a potential workshop/ gym or man cave.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

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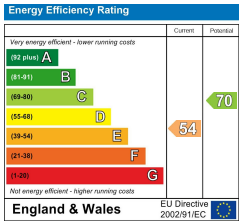

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