





### **The accommodation..**

This super property boasts a welcoming entrance hallway and the ample ground floor accommodation offers a fine balance between space and style. A well appointed open plan dining kitchen is the heart of the home and it is superbly complemented by a separate utility. An ensuite bedroom also features as well as a versatile second reception room / fifth bedroom depending on the buyers specific need. The impressive first floor boasts a contemporary family bathroom and three more bedrooms, two of which also offer en suite facilities. A quite brilliant design.

Available online or by contacting our sales office for more details.

### **Let's step outside**

Externally the property affords a large driveway providing off street parking for two cars as well as an internal garage with access available to that direct from the utility. A lawned garden sits to the front and a well maintained, private lawned and enclosed garden is to the rear.

### **The location**

The property is tucked away within the Lancashire village of Bolton-le-Sands, which hugs the western coastline and is surrounded by stunning walks along the sands, canals and across the local countryside. Within the centre there are several independent shops, eateries, a popular pub and local restaurants, as well as supermarkets and other amenities that lie in the nearby market town of Carnforth. It is also conveniently located for commuters with the Bay Gateway in Slyne providing easy access to the M6 and a nearby West Coast train station in Carnforth.

### **Services**

The property is serviced with gas, electricity, mains water and drainage.

### **Tenure**

The property is Freehold with title number LAN282763. We are advised that there is a residents committee and a £25 monthly fee for upkeep of grounds, gates and exterior lighting.

### **Council Tax**

Band F via Lancaster City Council.

### **Viewings**

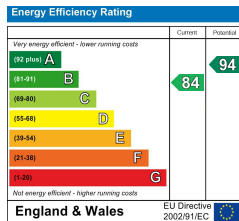
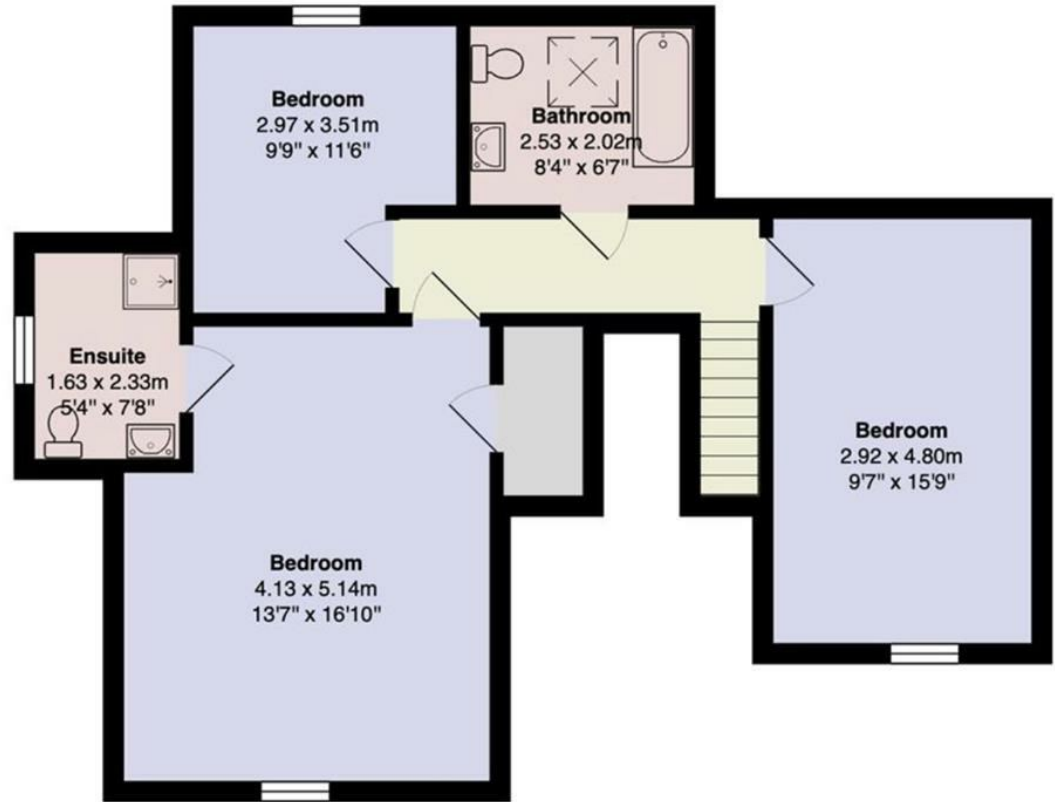
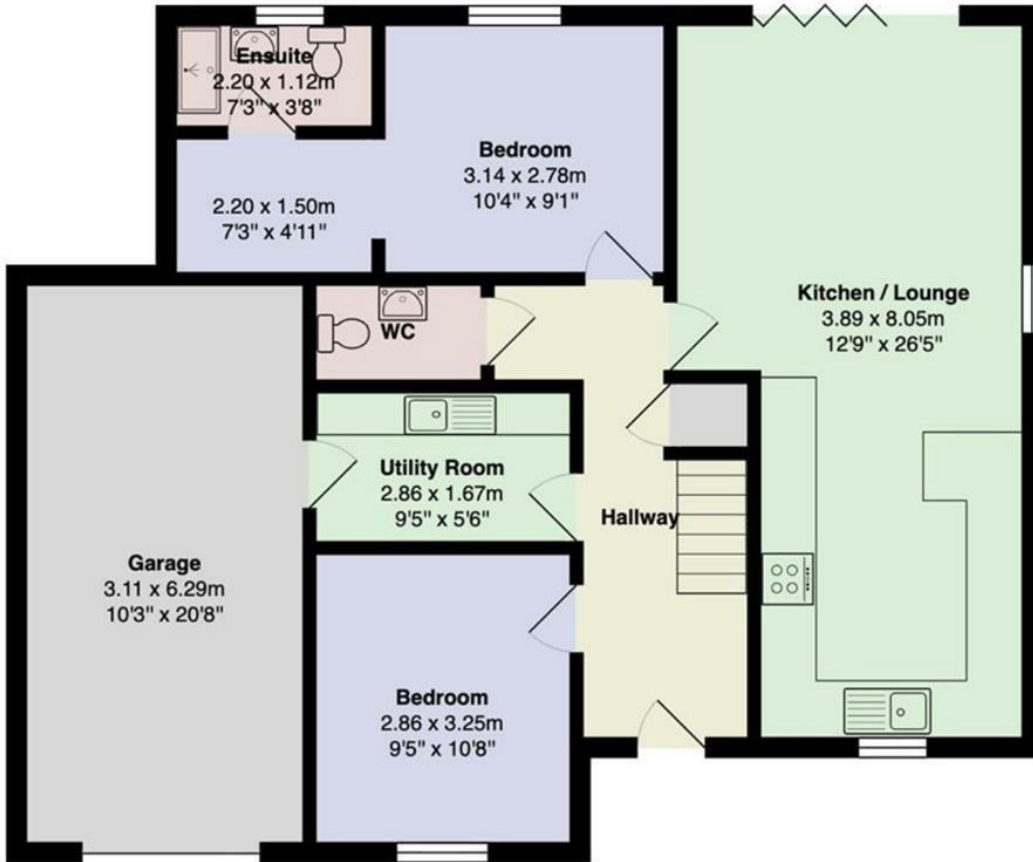
Strictly by appointment with Houseclub Estate Agency.

### **Energy Performance Certificate**

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







# Your Award Winning Houseclub

