HOUSECLUB
ESTATE AGENCY

1 Greenwood Court, Bolton Le Sands, Carnforth, LA5 8BB

Asking price £120,000

Inside The Home

Situated in the highly sought-after village of Bolton-le-Sands, this well-proportioned one-bedroom ground floor apartment presents an excellent opportunity for first-time buyers, downsizers, or those planning for the future. Ideally positioned with convenient access to the M6, Bay Gateway, Lancaster, Morecambe and the Lake District National Park, the property offers a fantastic balance of village living and excellent transport links. The accommodation is entered via a recently replaced UPVC double glazed front door into a welcoming entrance hallway. The generous double bedroom provides ample space for a double bed and additional furniture, with a pleasant outlook over the quiet residential street. The spacious lounge is filled with natural light thanks to its large front-facing windows, creating an ideal space for relaxing, entertaining or accommodating both living and dining areas. An electric fire provides an attractive focal point to the room. The kitchen, installed approximately 14 years ago, offers a modern range of fitted units with plentiful storage, an integrated oven, space for white goods and enough room for a compact dining table. The original three-piece bathroom has been reconfigured into a practical shower room. While it would benefit from a little cosmetic updating, it offers excellent potential to create a stylish modern space.

The current owners have maintained the property well, with a boiler installed approximately three years ago that has been serviced annually. The property has also been rewired, and both the front and rear doors have recently been replaced. Gas and electrical safety certificates are available for additional peace of mind.

Offering spacious accommodation in a popular village location, this is a fantastic opportunity to purchase a well-maintained home with scope to add your own personal touch.

Let's Take A Closer Look At The Area

Situated in the coastal village of Bolton Le Sands, this superb property offers buyers with a plethora of amenities, including local shops and eateries, as well as breathtaking views across Morecambe Bay towards the Lakeland Fells. There is also an active village hall with groups and actives, as well as fantastic local walks which include the Lancaster Canal. At the end of the road, a mainline bus route can be found giving this home excellent transport facilities. You can also nip on the motorway at either Carnforth or Slyne, making it perfect for families to visit, or commute further afield.

Let's Step Outside

Externally, residents of Greenwood Court benefit from maintained communal gardens, offering the perfect backdrop for enjoying a peaceful morning coffee. With the added benefit of a garage, providing secure parking or additional storage.

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 leasehold with no service charges but 25% of communal area upkeep

Council Tax Band

This home is Band B 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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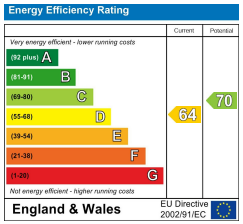

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