





Inside The Home

Entered via a UPVC double glazed door this leads into an Entrance, with stairs leading to the first floor and access to the beautifully presented living areas. Proceeding into the Living Room, a light and bright spacious room can be found, perfect for family get-togethers or quiet nights in. With a handy built in under stair storage cupboard, Oak fitted doors and wooden effect flooring, this leads into a generous Kitchen. Fitted with a range of wall and base units providing ample storage, fitted appliances include a four ring electric hob with an oven below, as well as plumbing for a washing machine and space for a fridge freezer. With a built-in storage cupboard housing a modern gas central heating boiler installed in approx. 2021, a UPVC double glazed door providing access to the rear and sliding UPVC double glazed doors leading to a beautifully presented Garden Room. This incredible room provides this spacious family home with a much needed second reception room. With a UPVC glazed door providing access to the garden, sit back from the comfort of your arm chair and allow little ones to run and play in a safe and secure environment.

To the first floor, three spacious bedrooms can be found with two doubles and a single room. With UPVC double glazed windows allowing ample natural light to filter through this spacious home, the property benefits from a modern three piece bathroom suite installed approx 6 years ago. There is also a handy loft space, which is accessed by a drop down ladder.

Well maintained during its time of ownership, the property was reroofed in the summer in 2025 and presents buyers with a ready to move into family home, which oozes comfort.

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, excellent local primary and secondary schools (close by) and of course, breathtaking views to be admired across Morecambe Bay. There is also an active village hall with groups and actives for the whole family as well as fantastic local walks which include the Lancaster Canal. Located close by, a mainline bus route can be found

providing access to local and further a field destinations. There are two motorway points providing access to the M6 at either Carnforth or Slyne, as well as Carnforth Train Station which provides direct access to the West Coast mainline. This incredible property caters for all.

Let's Step Outside

To the front of the property off-road parking can be found for approximately two cars. This leads to the side of the property where an EV charging point can be found. A safe and secure wooden fencing and gate provides access to the rear of the property, where a laid to lawn garden can be found. With a raised patio area perfect for alfresco dining, decorative stepping stones and a large raised terrace housing a six person hot tub, sit back and relax in the peace and comfort of your private rear garden - your own tranquil retreat. A detached garage can also be found with light and power.

Services

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

Tenure

The property is Freehold. Title number: LA698016.

Council Tax

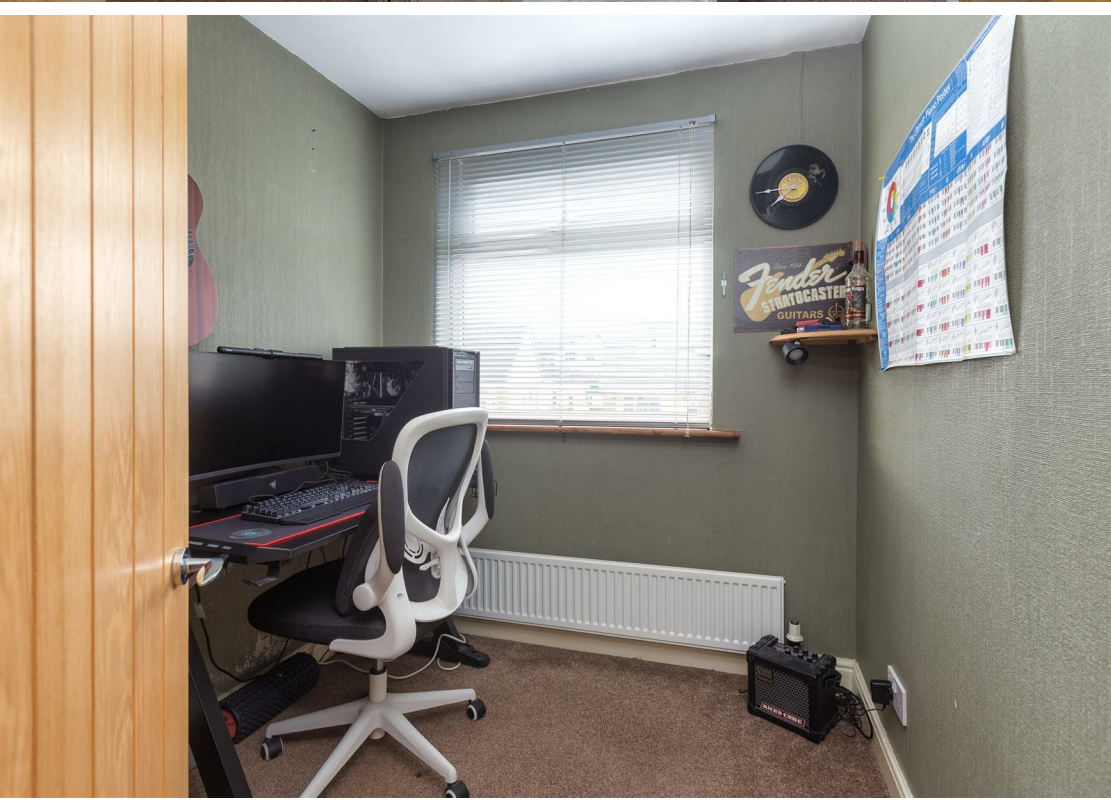
This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 93.7 m² ... 1008 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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