





Inside The Home

Entered via its own private entrance, an Entrance Hall awaits, with stairs leading to the first floor. The property provides an impressive amount of living space, featuring a large and inviting Living Room offering the perfect environment for relaxation and entertaining. The well-appointed Dining Kitchen provides ample space for family dining and everyday living, fitted with a range of wall and base units, with complementary worktops over and integrated appliances which include a four ring gas hob, with extractor above and an oven below, as well as an integrated fridge freezer and plumbing for a washing machine. With a handy built in store cupboard housing a modern gas central heating boiler. A generous Bathroom provides this home with the perfect place to relax after a long day. Whilst this room requires some modernisation, it's a perfect sized room with ample scope.

The double bedroom enjoys attractive views towards Warton Crag, creating a peaceful and relaxing setting, making this an excellent home for those seeking low-maintenance living without compromising on space.

Offering a perfect blend of spacious accommodation and outdoor space, this attractive property offers purchasers a well connected home, in a stunning seaside village with the added bonus of No Chain.

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 modern gas central heating, and has mains electric, mains gas mains water and mains drainage.

Tenure

The property is Leasehold - Held on a balance of 999 years from the 1st January 1978. Peppercorn ground rent and no service charge, however each property pay a 25% share for upkeep of communal areas etc. Title number: LA698174.

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.







Total Area: 75.5 m² ... 812 ft²



Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(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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