



16 Bye Pass Road, Bolton Le Sands, Carnforth, LA5 8JA

Price £299,950

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SHOW HOME OPEN EVERY THURSDAY 12noon - 3pm.

Situated on Bye Pass Road, this contemporary new build semi-detached home in Bolton Le Sands is a beautifully constructed residence spanning three floors and featuring modern finishes. Its sought-after location and the inclusion of integral appliances in the kitchen diner make it an attractive option for a diverse range of buyers. The ground floor encompasses a welcoming entrance hall, a convenient WC, a spacious sitting room, and a modern kitchen diner equipped with integral appliances. Additionally, patio doors open to the rear garden. The first floor hosts two generously sized double bedrooms and a stylish three-piece bathroom suite. On the top floor, there is a third double bedroom with an en suite and ample attic space. Externally there is a garden area and two allocated parking spaces. Nestled within the Lancashire village of Bolton-le-Sands, this appealing property is surrounded by scenic walks along the coastline, canals, and the local countryside. The village center offers independent shops, eateries, a popular pub, local restaurants, and essential amenities. Commuting is made convenient with easy access to the M6 through the Bay Gateway in Slyne and a nearby West Coast train station in Carnforth. The property is now signed off and ready for occupation.



Ground Floor

Lounge

14'9" x 11'3" (4.5 x 3.44)

Kitchen Diner

20'11" x 12'1" (6.4 x 3.7)

Utility Room

9'10" x 7'2" (3 x 2.2)

WC

6'6" x 5'10" (2 x 1.8)

First Floor

Landing

Family Bathroom

Three piece bathroom suite with shower over bath

Splash areas fully tiled (choice of tiles)

Chrome towel rail

LVT flooring

Bedroom

12'5" x 9'6" (3.8 x 2.9)

Ensuite

Large shower enclosure

Splash areas fully tiled (choice of tiles)

Toilet & basin

LVT flooring

Bedroom

14'1" x 11'5" (4.3 x 3.5)

Bedroom

14'1" x 9'2" (4.3 x 2.8)

Bedroom

11'1" x 8'6" (3.4 x 2.6)

Externally

Garden and two parking spaces.

Kitchen Specification

Appliances - Neff double oven with gas hob, integrated

fridge/freezer, washer/dryer, extractor.

Range of kitchen base/wall units with laminate worktops With matching upstands.

Stainless 1.5 bowl sink with chrome tap.

LED downlights.

Patio doors to rear.

Glass splash back behind hob.

LVT flooring.

Internal Joinery

Modern feature doors with chrome/brushed steel door furniture.

Taurus skirting and architrave

Fitted wardrobes to both middle floor bedrooms.

Heating and Electrical

LED downlights to bathrooms, kitchen/diner & lounge. ceiling roses to all other rooms.

Smoke detector to hall and landing, heat detectors to kitchen & utility.

PIR light to front and rear

Thermostatically controlled heating system

Outside socket

EV charging point

TV points to all inhabitable rooms

USB sockets to kitchen & Master bedroom

Landscaping

Turf to rear

Flagged path & Patio area

Hard standing to parking areas/driveway

Timber fence & gate to boundary (except where a natural boundary is present)

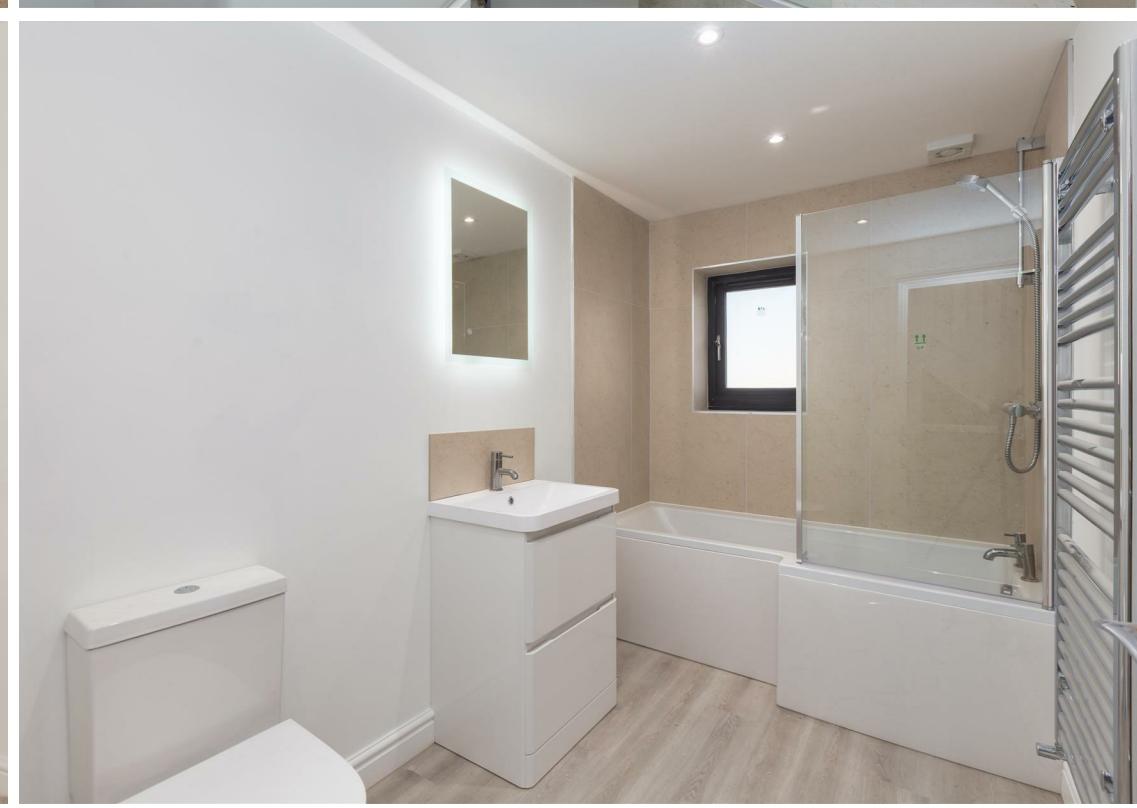
Other Items

Feature composite front door

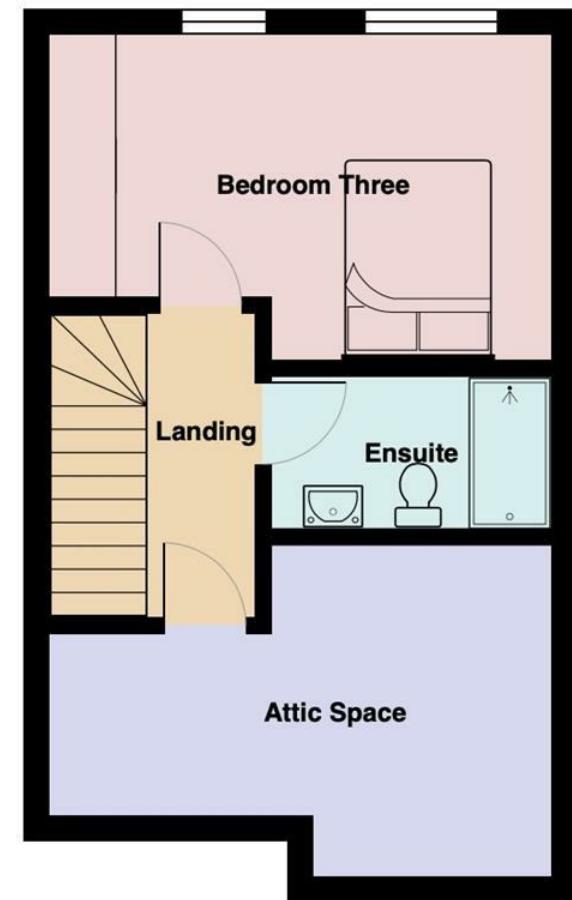
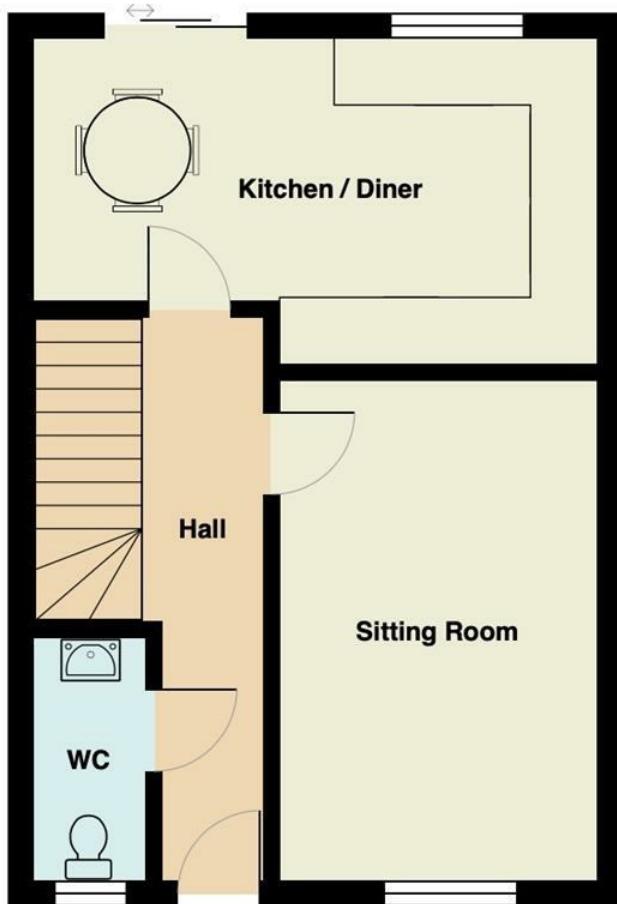
high performance uPVC window and doors

All walls and wood work painted in white

High level of insulation







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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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