



FOR SALE
HOUSECLUB
ESTATE AGENCY
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Inside The Home

Upon entering the property, you are welcomed into the main reception room, a comfortable and well-maintained lounge featuring an attractive electric fireplace that creates a charming focal point. To the rear of the property is the kitchen, which is currently utilised as a home office space. The room offers versatility and can comfortably accommodate a small dining table if desired. The kitchen also provides space for a washing machine and fridge freezer, along with useful under-stairs storage, ideal for keeping household items neatly tucked away.

To the first floor, there are two generously sized double bedrooms. The master bedroom benefits from fitted wardrobes and an additional storage cupboard, maximising the available space. Completing the accommodation is a three-piece family bathroom.

The property is warmed by a gas central heating system, with the boiler being approximately 7–8 years old and serviced annually. Gas safety checks have also been regularly completed.

This delightful home would make an excellent purchase for first-time buyers, professionals, or those looking to downsize.

Let's Take A Closer Look At The Area

Situated in the heart of Bolton Le Sands, with the historic Lancaster Canal a stones throw away, this beautiful village sits on the western coastline of Britain and is surrounded by stunning walks along the sands and across the local countryside. Within the centre there are several independent shops, restaurants, pubs and other amenities. It is conveniently located for commuters with Junction 35 of the M6 motorway a short drive away and the Bay Gateway to the south, providing another access point. The nearby West Coast mainline train station of Carnforth provides additional transport links and the market town of Carnforth has an array of excellent shops, super markets, doctors and dentists.

Let's Step Outside

The property benefits from an allocated parking space within the residents' parking area. To the front, there is a

well-maintained shared garden laid to lawn, providing an attractive outlook. To the rear, a private enclosed yard is secured by fencing, creating an ideal space to enjoy your morning coffee or relax in the sunshine. The yard enjoys a good degree of privacy and is not overlooked. There is direct access to the canal which is perfect for those early morning strolls and to watch the incredible sunsets. This property is ideal for first-time buyers, professionals, or those looking to downsize.

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. Title number: LA637392. Leasehold term of 999 years with 962 years remaining. The property is managed by Accent and there is a payment of £45.23 a month.

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

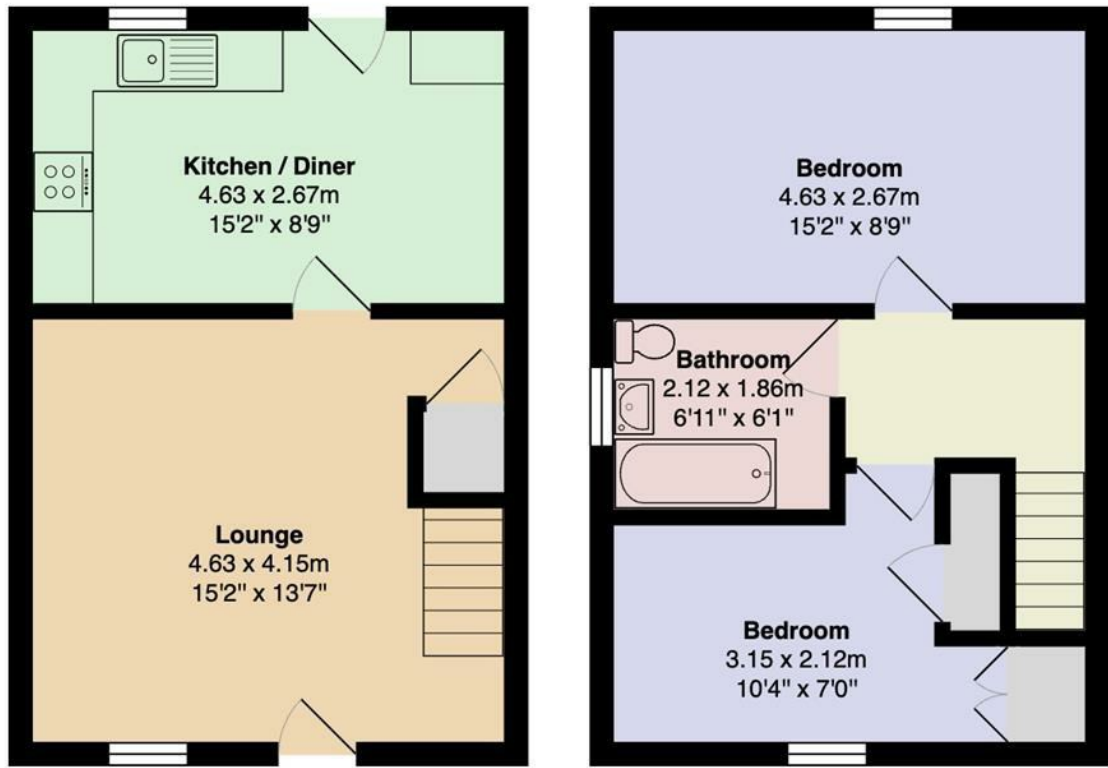
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 64.6 m² ... 695 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		88
81-91	B		
69-80	C	69	
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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