





Inside The Home

Perfectly placed, in an elevated position, this semi-detached property offers versatile living for a wide range of buyers.

Entered UPVC double glazed door, this leads into a bright and spacious entrance hall fitted with a large walk-in pantry perfect for additional storage. To the right, a beautifully presented living room awaits, fitted with a multi fuel log burning stove, perfect for cozy nights in. This proceeds into a spacious Dining Room which opens into a beautifully appointed Kitchen Sitting Room, fitted in 2019. Fitted with a range of wall and base units with complementary worktop services and integrated appliances including a high-rise oven, a four ring hob and plumbing for a washing machine. This beautiful area creates the perfect backdrop for socialising with family and friends. The ground floor is completed by two double bedrooms, as well as a stylish three-piece bathroom suite fitted in 2016.

To the first floor, a large and spacious loft space can be found fitted with two Velux double glazed windows (fitted in 2020), showcasing some of the best views towards the Lakeland Fells and the surrounding Lancashire country. With a large built-in walk on wardrobe, this incredible room is currently used as a third bedroom, however this could easily be used as a third reception room/main living room.

with a new roof added in 2018, a new boiler in 2017, new multi-fuel stove in 2018 and a new decking area in 2023, its fair to say this property has been well maintained and loved during its current ownership.

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, an excellent local primary and secondary schools (close by) and of course, breathtaking views to be admired across Morecambe Bay. There is also a vibrant village hall with groups and actives for the whole family as well as fantastic local walks which include the historic Lancaster Canal. Step straight out of the door and onto a mainline bus, or nip on the motorway at either Carnforth or Slyne, with the added bonus of Carnforth Train station

providing access to the West Coast Mainline. This property caters for all.

Let's Step Outside

To the front of the property, a beautiful block paved driveway can be found, providing excellent off road parking for approximately four cars. With a secure wood and brick wall surrounding and decorative gates, the drive extends to the side of the property and leads to a large detached garage, with light and power.

To the rear, a large tiered garden can be found, perfect for alfresco dining or simply sitting out and enjoying some of the best views Bolton Le Sands has to offer. Sitting in an elevated position this property sits high above the rooftops and provides 180° views across Morecambe Bay towards the Lakeland Fells from the recently installed decking area. Take full advantage of watching the incredible sun rises and sunsets, from the privacy of your own garden. With a laid to lawn garden, mature planted boards and privacy hedging, this beautiful home has something for everyone and one not to be missed.

Services

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

Tenure

The property is Freehold. Title number: LA874359.

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.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		82
81-91	B		
69-80	C		
55-68	D	63	
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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