



34 Greenwood Avenue
Bolton Le Sands | Near Lancaster | LA5 8AW

MATTHEWS
BENJAMIN



34 GREENWOOD AVENUE

BOLTON LE SANDS

With a surprisingly large rear garden, this handsome detached house dates to the 1950s and offers attractively upgraded and presented accommodation which will suit families and couples alike. Purchased in 1997, No.34 has been improved in the intervening years; windows, soffit and fascia boards are all PVC, the front and back doors are both composite, the bathroom and cloakroom fittings have been replaced and there's a super and very stylish fitted kitchen.

The entrance hall is lovely and wide, off which is a downstairs cloakroom with two piece suite. Double fronted, to the left a sitting room stretches front to back with bi-folding doors opening to the rear garden and a welcoming wood burning stove. To the right the kitchen and dining room have been combined to create a sociable living space offering room to cook, eat (either at the breakfast bar or dining table) and relax on soft seats. The kitchen was refitted in 2020 with a sleek and contemporary range of high gloss units with quartz worktops. There's a NEFF hob, Elica extractor fan, Belling double oven and grill. The rear vestibule offers a route out to the back garden and also into the single garage (with fitted workbench) and utility room which houses the boiler, pot sink and has ample space for a condenser tumble drier as well as general storage.

Leading off the airy first floor landing are four bedrooms (three doubles and a single room) and a house bathroom. The bath has a power shower over (as well as a second hand held head for when bathing), floating wash basin and a loo. Tiled walls and chrome fittings complete the picture.

There is a lapsed planning permission (reference 15/00575/FUL dated 2/7/15) to demolish the existing garage and utility room and replace it with "a single storey extension to the side and rear elevations." The plans show this to comprise a workshop, shower room, dry room and utility room. Plans may be viewed on Lancaster City Council's website.

The front garden has been landscaped to provide an in and out drive with a planted border between the two. The back garden is an absolute delight, with a large level lawn it is a great space for a family. With hedged and fenced boundaries there are two wooden sheds (power and light to both), a log store (with light) and a greenhouse. An attractive feature is the garden pergola, a solid structure providing sheltered and shaded seating when needed. There are first floor views of the Lakeland fells between neighbouring houses and the sunsets from the rooms on the rear elevation and garden are absolutely lovely.



LOCATION

This is an accessible place to live being handy for local services. Situated in the popular village of Bolton-le-Sands, Greenwood Avenue is close to all local amenities including the Sports and Recreation Pavilion (with tennis courts and a children's playground), post office, library, doctors and pharmacy, a number of shops, and a hairdressing salon. There is a variety of places to eat and drink, including The Royal Hotel or Hest Bank Hotel (both accessible off the canal tow path), Trungs, the Far Pavillion and the Packet Bridge Fish and Chips are all in Bolton-le-Sands as well as a couple of pubs in nearby Slyne. Primary schools are in the village and adjacent Slyne-with-Hest, the house is also within the catchment area for the Grammar Schools and Ripley St Thomas CoE Academy, all in Lancaster.

Bolton-le-Sands is highly accessible with regular bus services, Lancaster and Carnforth train stations and access to the M6 motorway nearby at either J34 (Lancaster) or 35 (Carnforth) depending on the direction of travel (both reachable in under 4.5 miles). Whether you are traveling for business or pleasure, from Lancaster both London (Euston) and Edinburgh are reachable by train in under 2 hours 30 minutes and Manchester in just less than an hour. Carnforth (3.2 miles distant) offers a busy high street of shops and services with supermarket shopping at Booths, Tesco, Aldi and the Co-op. There are good walks along Lancaster Canal, the promenade at Morecambe and shoreline at Hest Bank. The nearest city is Lancaster (4.3 miles away) and has much to offer in terms of retail, social and commercial opportunities.









DIRECTIONS

www.what3words.com/polar.polka.sang
Use the postcode **LA5 8AW** on Sat Nav with reference to:
Travelling from our Lancaster office leave the city heading north on the A6, follow signs and drive through Skerton and into Slyne on the A6. Turn left immediately before *Ricky's Chinese Restaurant* onto Greenwood Crescent and then first left onto Greenwood Avenue. No. 34 is on the right. Pull into the drive, there's plenty of room to park.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating from a Baxi boiler in the utility room. Security alarm. Nine solar panels on the rear elevation provide electricity, two PV panels on the front elevation supplement the hot water supply. All are owned outright, the solar panels provide an income and are included in the sale.

BROADBAND

Broadband supplied by fibre to the cabinet. Superfast potential speed of 80 Mbps download and for uploading 20 Mbps, Ultrafast potential speed of 1000 Mbps download and for uploading 220 Mbps

TENURE

Freehold

INCLUDED IN THE SALE

Two sheds, greenhouse, log store, garden pergola, fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described. The Bosch dishwasher, Samsung larder fridge and hall curtains are all available by way of further negotiation.

LOCAL AUTHORITY CHARGES

Lancaster City – Council Tax band E

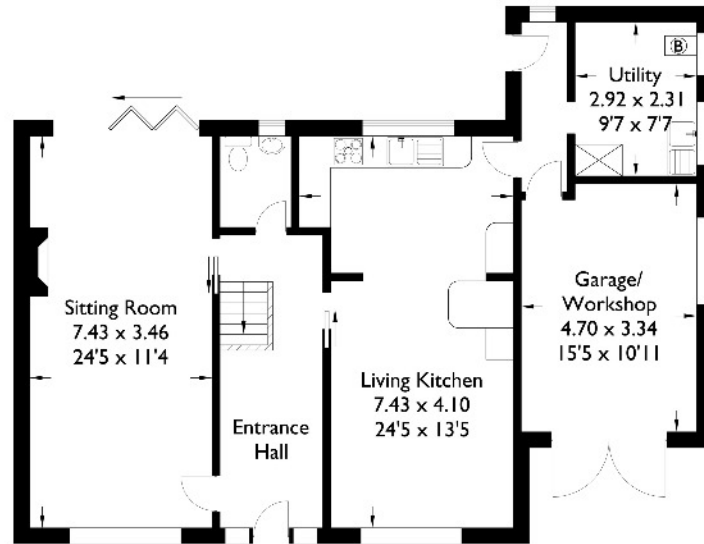
GUIDE PRICE

£425,000

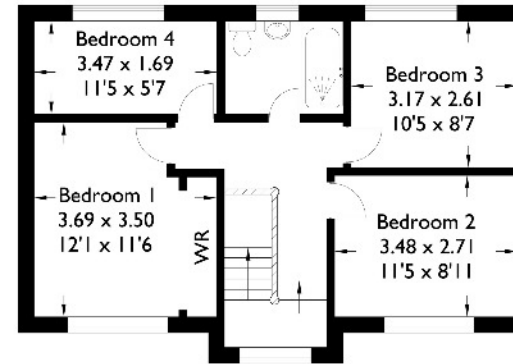


34 Greenwood Avenue

Approximate Gross Internal Area : 130.83 sq m / 1408.24 sq ft
 Garage/Workshop : 15.34 sq m / 165.11 sq ft
 Outbuilding : 13.88 sq m / 149.40 sq ft
 Total : 160.05 sq m / 1722.76 sq ft



Ground Floor



First Floor



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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