



5 Fir Tree Close

Bolton Le Sands | Carnforth | LA5 8AZ

MATTHEWS
BENJAMIN



5 FIR TREE CLOSE

BOLTON LE SANDS

Tucked away in a quiet and peaceful residential area, this detached true bungalow has a large and neatly kept garden with westerly views providing fabulous sunsets over Morecambe Bay and the Lakeland Fells. The property has the benefit of already obtained planning permission for extensions to the building, if required, to maximise the generous size of the plot.

The accommodation currently provides a covered entrance into a hall with a cloakroom and coats cupboard. The hall also provides easy access to the loft space which recently has been substantially boarded and shelved with full lighting to provide maximum organised storage. The sitting room and dining room have been opened up and together provide a lovely reception space for family and having friends over, it's a room that's both light and spacious. A living flame gas fire in a marble surround provides an attractive focal point if you can take your eyes off the large square bay with its super views, connecting the room to the garden is a glazed door.

The dining kitchen will enjoy the morning sun, extensively fitted it has under unit lighting, recently fitted AEG oven, microwave/oven and induction hob together with Blanco sink and taps and the usual other integral appliances and incorporates a really useful breakfast table. Off here is a practical utility room and a versatile and useful home office or hobbies room which offers further storage and has a door to the back garden so it's a handy spot to hang coats and store shoes and boots. There are presently two bedrooms, both doubles. The property originally had three bedrooms, one of which was converted into the dining room but can be easily reconfigured if required. The main large bedroom enjoys a west facing view over the garden to the bay on one aspect and over the Lakeland Fells on the northwestern aspect. Extensive fitted furniture maximises space and provides excellent storage. The second bedroom has fitted wardrobes and looks east out to the neatly kept front garden. The shower room has a shower, vanity unit with fitted cupboards, WC and heated towel rail.

The well stocked gardens have been neatly maintained and are an absolute delight. Set back off the Close, the front garden features a lawn with curved shrub borders. The sunny back garden is extensive and includes a large west facing seating terrace and a lawn. A short flight of steps then leads down to a second lawn. Shrub borders are well stocked and neatly trimmed with a good selection of flowering shrubs which provide seasonal variation and colour. The overall appearance is very pleasing and provides the foreground of the wider open views. The detached single garage has an up and over door, workbench, wall shelving and roof space storage. Attached to the garage are two useful garden stores. There's space to park on the driveway, external lighting and two cold water taps.





LOCATION

This is an accessible place to live; situated in the popular village of Bolton-le-Sands, Fir Tree Close is convenient for local amenities including the Sports and Recreation Pavilion (with tennis courts and a children's playground), post office, library, doctors and pharmacy, shop and a hairdressing salon. Between Bolton le Sands and nearby Slyne, there is a choice of places to dine out, grab a take away or go for a drink. There is a primary school locally and the property is also within the catchment area for the Grammar Schools and Ripley St Thomas CoE Academy, all in Lancaster.

For getting out and about, 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 J35 (Carnforth) depending on the direction of travel (both are under 5 miles away). Whether you are traveling for business or pleasure, from Lancaster station both London (Euston) and Edinburgh are reachable by train in under 2 hours 30 minutes and Manchester in just less than an hour.

Carnforth (3.1 miles distant) offers a busy high street of shops and services with supermarket shopping at Booths, Tesco, Aldi and the Co-op. The nearest city is Lancaster (4.2 miles away) which has much to offer in terms of retail, social and commercial opportunities. From the door, there are good walks along Lancaster Canal, the promenade at Morecambe and shoreline at Hest Bank. Hop in the car and the Lake District is perfect for day trips.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.







DIRECTIONS

what3words impaled.formless.scooped

Use the postcode **LA5 8AZ** on Sat Nav with reference to the directions below:

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 second right onto Fir Tree Close where No.5 is on the left.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Glow Worm boiler in the utility room. Security alarm.

BROADBAND

Ultrafast speeds available from either Openreach or Virgin Media of 1000 Mbps for downloads and for uploading 220 Mbps.

Mobile

Indoor: EE reported as 'likely' for both Voice and Data services. O2 reported as 'likely' for Voice services and 'limited' for Data services. Three and Vodaphone both reported as 'limited' for both Voice and Data services. Outdoor: EE, Three, O2 and Vodaphone all report 'likely' Voice and Data services.

Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: double oven with grill, induction hob (both AEG), dishwasher and fan over hob (both Bosch) and fridge freezer. Free standing appliances available by separate negotiation: LG washing machine, Hoover condenser dryer and Samsung fridge freezer.

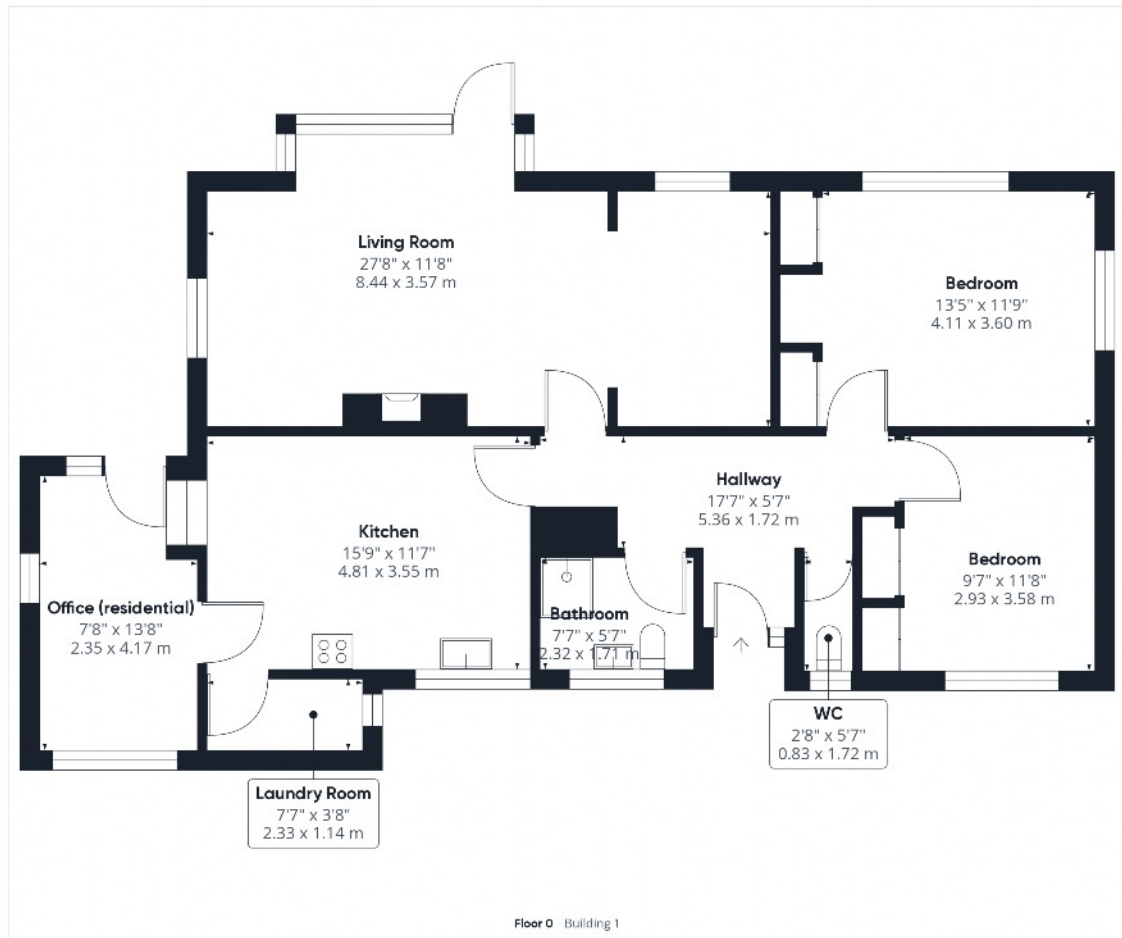
LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band D

GUIDE PRICE

£475,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
1124.29 ft²
104.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on BICSI (BMS 3C) standard.
GIRAFFE 360

Floor 0 Building 1

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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