



11 St. Nicholas Crescent, Bolton Le Sands, Carnforth, LA5 8BU

Tucked away at the bottom of a quiet cul-de-sac in Bolton le Sands and offering generously sized living accommodation throughout, is this sizeable two / three bedroom semi-detached property on St Nicholas Crescent. A rare addition to the market, the immaculately presented property is ready to move in and boasts a versatile layout that will appeal to a range of purchasers, as well as occupying a sizeable plot with well maintained gardens to the front and rear. A desirable location, the appealing property occupies a large elevated plot in the Lancashire village of Bolton-le-Sands, which hugs the western coastline and is surrounded by stunning walks along the sands, canals and across the local countryside. Within the centre there are several independent shops, eateries, a popular pub and local restaurants, as well as supermarkets and other amenities that lie in the nearby market town of Carnforth. It is also conveniently located for commuters with the Bay Gateway in Slyne providing easy access to the M6 and a nearby West Coast train station in Carnforth. The internal layout of the property briefly comprises of a welcoming entrance hall, an inviting lounge with feature fire place, a modern fitted kitchen / diner, a large conservatory complete with patio doors leading out to the rear garden, a recently installed three piece shower room, a good sized double bedroom and a large study which provides access up to the first floor and has previously been used as a bedroom. To the first floor is another double bedroom with plenty of inbuilt storage, including access to a sizeable eaves storage area, along with boasting its very own ensuite bathroom. Externally, access to the considerable single garage is via an electric door to the front with a driveway providing further off road parking. An attractive minimal maintenance garden to the front provides pleasant kerb appeal with a tiered garden to the rear allowing ample space for planting and outside dining.



Ground Floor

Entrance Hall

4'11" by 5'6" (1.5 by 1.7)

Laminate flooring and ceiling light,

Lounge

17'0" by 13'10" (5.2 by 4.22)

Dual aspect with double glazed windows to front and side, feature fireplace with electric fire, radiator, ceiling and wall lights.

Bedroom One

13'8" by 10'10" (4.18 by 3.32)

Double bedroom, dual aspect with double glazed windows to rear and side aspects, radiator and ceiling light.

Shower Room

7'2" by 6'2" (2.2 by 1.9)

Contemporary three piece suite comprising a corner shower bath, vanity unit with wash hand basin and low flush WC. Towel radiator, double glazed window to rear aspect and ceiling light.

Kitchen Diner

10'4" by 18'8" (3.17 by 5.69)

Modern fitted kitchen with a range of base and wall mounted units, five ring gas hob with double oven beneath, integral fridge freezer and washing machine, sink and drainer unit. Double glazed window to rear aspect, radiator and ceiling lights.

Conservatory

16'9" by 7'3" (5.11 by 2.22)

Currently used as a second sitting room. Comprising of a uPVC double glazing with patio doors leading out onto the rear garden and radiator.

Study

8'10" by 18'7" (2.71 by 5.68)

Currently used as a study/hobby room, has previously been used as a bedroom with double glazed window to front aspect, radiator and ceiling light.

First Floor

Bedroom Two

8'0" by 17'3" (2.45 by 5.27)

Split level double bedroom with a range of fitted wardrobes

and storage, Velux windows, radiator and ceiling lights.

Access to eaves storage.

En Suite Bathroom

7'10" by 4'8" (2.4 by 1.43)

Three piece suite comprising a P-bath with shower over, vanity unit with wash hand basin and low flush WC. Towel radiator and ceiling lights.

Eaves Storage

4'1" by 22'3" (1.27 by 6.8)

A handy accessible storage space with Velux window and lighting.

External

Driveway to the front providing off road parking for up to two vehicles with additional parking within the garage itself.

Raised gravel garden to the front with a range of potted and bedded plants. Tiered rear garden comprising of patio areas and astroturfed areas ideal for outside entertaining, access to rear round the side of the property also.

Garage

8'10" by 20'11" (2.71 by 6.38)

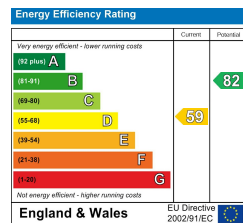
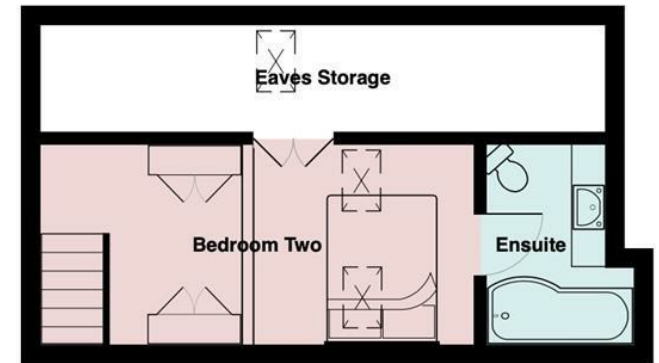
Large integral single garage with electric up and over door, power and lighting.

Council Tax

Band C







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