



## 18 Bye Pass Road, Bolton Le Sands, Carnforth, LA5 8JA

**\*\* VIEWINGS OPEN DAY SATURDAY 1ST FEBRUARY 10am - 3pm - REPORT TO THE SHOW HOUSE ON SITE, NO APPOINTMENT REQUIRED\*\***

Located on Bye Pass Road, Bolton Le Sands is this modern new build semi-detached home with contemporary finishes spread across three floors. The property is sure to appeal to a wide range of purchasers with being in a sought after location and boasting integral appliances in the kitchen diner. Briefly, the internal layout comprises on the ground floor of a welcoming entrance hall, a handy WC, a spacious sitting room and a modern fitted kitchen diner fit with integral appliances plus patio doors leading out to rear garden. To the first floor you have two excellent sized double bedrooms and a stylish three piece bathroom suite. To the top floor is a third double bedroom with an en suite and a healthy amount of attic space. The appealing property will be tucked away within 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 property is scheduled to be completed in Autumn 2024 but reservations are available now.



## Specification

### Kitchen/Diner

Appliances - NEFF double oven and induction hob, dish washer, integrated fridge/freezer, extractor.  
Range of kitchen of base/wall units with laminate worktops  
With matching upstands. (Choice of style and colour)  
Stainless 1.5 bowl sink with chrome tap  
LED downlights  
Patio doors to rear  
Glass splash back behind hob (choice of colours)  
LVT flooring

### Heating and Electrical

LED downlights to bathrooms, kitchen/diner & lounge. ceiling roses to all other rooms.  
Smoke detector to hall and landing, heat detectors to kitchen & utility.  
PIR light to front and rear  
Thermostatically controlled heating system  
Outside socket  
EV charging point  
TV points to all inhabitable rooms  
USB sockets to kitchen & Master bedroom

### Family Bathroom

Three piece bathroom suite with shower over bath  
Splash areas fully tiled (choice of tiles)  
Chrome towel rail  
LVT flooring

### Ensuite

Large shower enclosure  
Splash areas fully tiled (choice of tiles)  
Toilet & basin  
LVT flooring

### Internal Joinery

Modern feature doors with chrome/brushed steel door furniture.  
Taurus skirting and architrave

### Landscaping

Turf to rear  
Flagged path & Patio area

Hard standing to parking areas/driveway  
Timber fence & gate to boundary (except where a natural boundary is present)

### Other Items

Feature composite front door  
high performance uPVC window and doors  
All walls and wood work painted in white  
High level of insulation

### Additional Information

The plot is scheduled to be ready Spring 2025.



Orange dashed lines indicates the location of the existing property, which is to be demolished.

Hatch indicates 3m easement to either side of the drain. Allow for drain diversion, shown with a blue line. Exact location of the drain to be confirmed on site.

Existing drain location shown in an orange dash. Exact location to be confirmed on site.



Turning Area

**Landscape Planting**  
Replace the existing parking spaces with landscape planting

Green dot dashed line indicates approximate location of existing drain. Exact location to be confirmed on site.

Plots 4&5 face the road and address the public highway. Stone boundary wall to the front.

Rev K 09/11/2022 / R010 to be removed.  
 Rev J 07/11/2022 / R01 General Update.  
 Rev I 03/10/2022 / R01 Entrance and driveway amended to road and access.  
 Rev H 21/04/2022 / R01 Partitions between 4&5 and garage removed. All parking spaces are at least the minimum required by Highways.  
 Rev G 26/03/2022 / R01 Amendment to 4&5 EV charger.  
 Rev F 22/03/2022 / R01 Turnaround wall added. 11 spaces provided.  
 Rev E 21/02/2022 / R01 Parking added between the facade and removed from the boundary.  
 Rev D 20/12/2022 / R01 3m easement added to each side of the drain.  
 Rev C 19/01/2022 / R01 Drain location altered.

Good visibility in both directions onto the A66

Proposed Site Plan  
1:100



**PROPOSED**

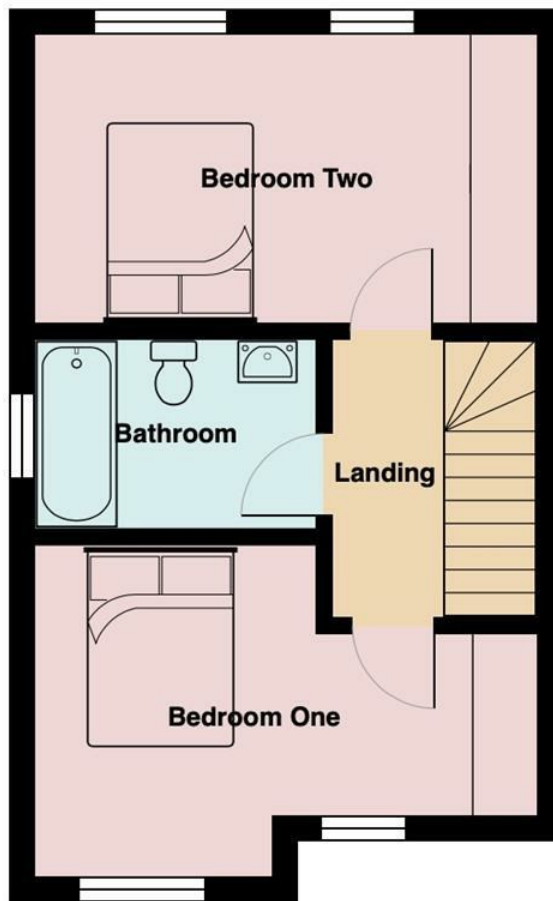
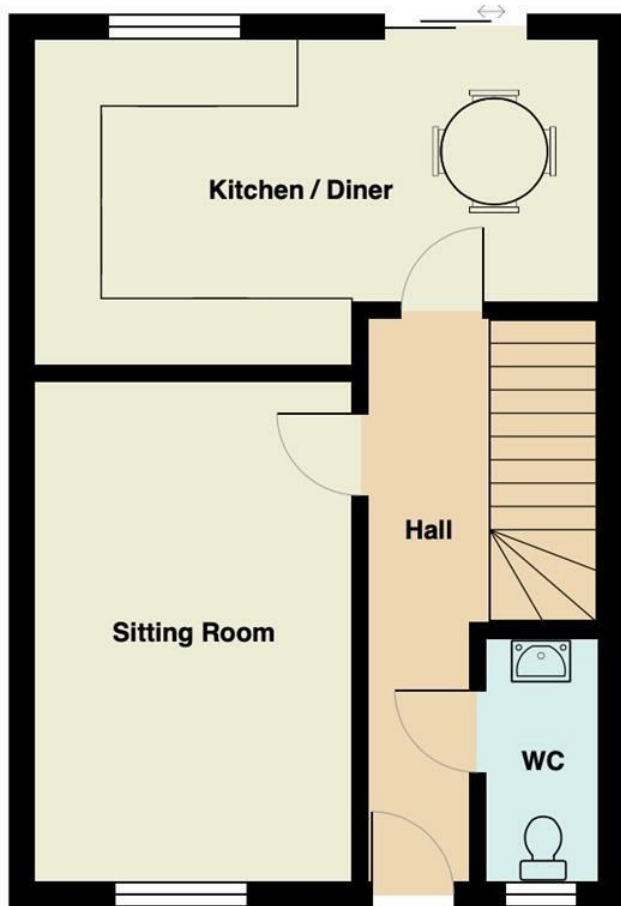
Project: Healthcare Hub

Drawing No: Proposed Site Plan

Date:	Drawn:	Checked:
Sep 1 '21	891	891

Project no: 506  
 Drawing no: 01  
 Rev: K  
 Scale: 1:100

**Katy Harrison Architects**  
 kathy@kathyharrisonarchitects.co.uk  
 Telephone: 07920 048012



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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