



## 109 Slyne Road, Bolton Le Sands, Carnforth, Lancashire, LA5 8AH

Enjoying spectacular elevated views across Morecambe Bay and boasting well presented extended living accommodation, is this attractive three bedroom semi-detached property in Bolton le Sands. An ideal family home, the charming property also occupies a generously sized plot with an extensive rear garden backing onto rolling fields, plus, an ample driveway and garage that allows off road parking for several vehicles. Internally, the property briefly comprises on the ground floor of an entrance porch, a welcoming and wide entrance hallway with access to an under stairs WC, an inviting front reception room complete with feature fire place, a second reception room to the rear with a superb conservatory leading off it which is currently used as a children's play room and a lengthy kitchen / diner with a fitted kitchen. To the first floor are two good sized double bedrooms, a single bedroom and a family sized four piece bathroom suite. Externally, the superb garden to the rear is tiered with a private and secluded patio seating area coming straight from the conservatory, this then leads up to a well stocked and lawned garden, which then also leads up to a further garden space with patio seating area and a desirable summer house where the views and sunsets across Morecambe Bay to Grange Over Sands can be enjoyed at their most. To the front of the property is a driveway and parking area which extends down the side of the house and leads into the sizeable detached single garage and a handy garden store. A sought after location, Bolton-le-Sands 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. Access to the Lancaster city centre and the M6 motorway are also within a 10 minute drive.



## Ground Floor

### Entrance Porch

**6'9" by 4'1" (2.08 by 1.26)**

uPVC double glazed entrance porch ideal for coat and shoe storage.

### Entrance Hall

**6'2" by 16'2" (1.89 by 4.94)**

Solid wood flooring, window to side aspect, access to under stairs WC, radiator and ceiling light.

### Lounge

**11'7" by 12'0" (3.54 by 3.66)**

Feature fireplace with log burning stove, double glazed bay window to front aspect, radiator and ceiling light.

### Sitting Room

**10'9" by 15'7" (3.29 by 4.76)**

Feature fireplace with gas fire, laminate flooring, internal patio doors leading into the conservatory/play room, radiator and ceiling light.

### Conservatory/Play Room

**10'0" by 7'7" (3.06 by 2.33)**

uPVC double glazed with sliding patio doors leading out onto the rear garden, tiled floors.

### Kitchen Diner

**7'0" by 23'11" (2.15 by 7.3)**

Fitted kitchen with a range of base and wall mounted units, four ring gas hob with oven beneath, plumbing for washing machine, space for fridge freezer, sink and drainer unit. Solid wood flooring, double glazed bay window to side aspect with window seats providing ideal dining area, door to side leading out to the garage and rear garden, double glazed window to rear aspect, radiator and ceiling lights.

### WC

**2'5" by 6'4" (0.76 by 1.95)**

Low flush WC, wash hand basin, window to side aspect and ceiling light.

## First Floor

### Bedroom One

**11'0" by 12'0" (3.36 by 3.68)**

Large double bedroom with a double glazed bay window to front aspect, radiator and ceiling light.

### Bedroom Two

**10'9" by 12'6" (3.28 by 3.82)**

Large double bedroom with a double glazed window to rear aspect, radiator and ceiling light.

### Bedroom Three

**6'11" by 8'8" (2.13 by 2.65)**

Single bedroom with a double glazed window to front aspect, radiator and ceiling light.

### Bathroom

**6'11" by 8'2" (2.12 by 2.5)**

Family sized four piece suite comprising of a stand alone clawfoot bath, shower cubicle, pedestal wash hand basin and low flush WC. The room also has a double glazed window to side aspect, towel radiator, storage cupboard and ceiling light.

### External

Tarmac driveway to the front providing off road parking for several vehicles, driveway extends down the side of the property and leads into the single garage with up and over door, additional attached garden store to the garage. tiered garden to the rear comprising of initial patio area with raised rockery and planting, steps leading up into a additional middle part of the garden with central lawn area and mature shrubbery borders further leading up into a additional lawned area with patio seating area and idilic attached summer house located right at the top of the garden providing stunning views across towards the Western Coast line also backing onto green fields.

### Council Tax

Band D

### Services

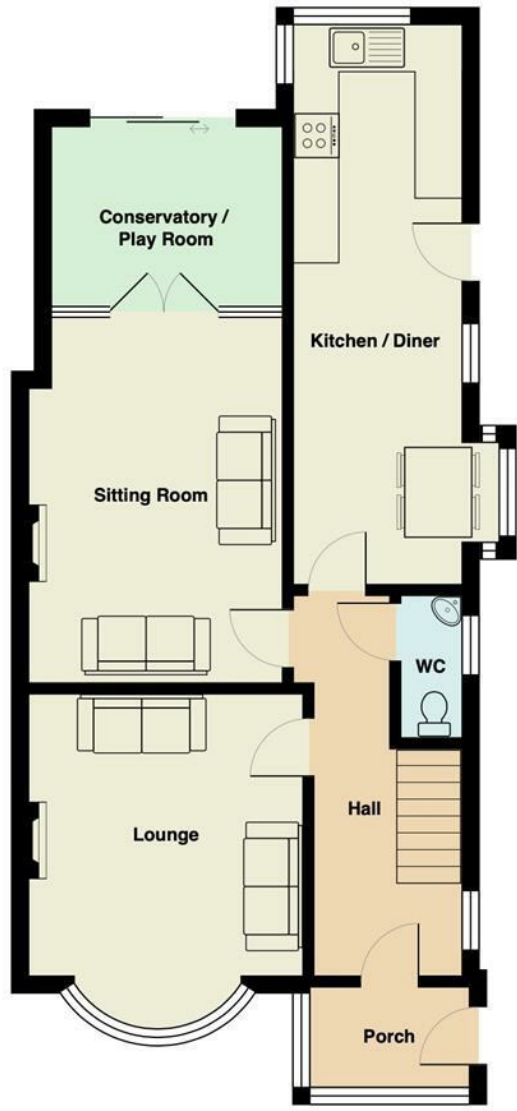
Gas, electric and mains drainage.

### EPC

A full copy of the EPC can be obtained by contacting our office.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>Most energy efficient - lower running costs</small> 92-100 <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> <small>Not energy efficient - higher running costs</small>		61	77	<small>Most environmentally friendly - lower CO<sub>2</sub> emissions</small> 82-91 <b>A</b> 69-81 <b>B</b> 55-68 <b>C</b> 39-54 <b>D</b> 21-38 <b>E</b> 1-20 <b>F</b> 1-20 <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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