



## 39 Slyne Road, Bolton Le Sands, LA5 8AQ

A stunning three bedroom semi-detached property in Bolton Le Sands, ideal for families with excellent transport links to Lancaster, Carnforth and surrounding villages. The property boasts views across Morecambe Bay to the Lake District from the top floors and large rear garden.

Internally, two large reception rooms and a well-proportioned kitchen diner make the perfect place for hosting friends and family, with a multi-fuel burner and period fireplace creating warm and inviting spaces, serviced by a downstairs WC. Upstairs two double bedrooms take in the green views with large double glazed windows, and a third versatile single bedroom would make a great home office, nursery or child's bedroom. There is also a multi-functional attic room that you can tailor to your family's needs.

A move in ready family home in a desirable village, just waiting for you to add your mark.



## **Porch**

A bright welcoming entrance porch with double glazed windows on three aspects and vinyl flooring, ideal for outdoor shoes and clothing.

## **Hall**

The central hallway connects the downstairs rooms, with two double glazed windows to the side of the property and a useful under-stair storage cupboard.

## **Reception 1**

**12'5" x 12'0" (3.81 x 3.68)**

A reception room located at the front of the property with a large wood-framed, double glazed bay window flooding the room with natural light. A period fireplace creates the focal point of the room with alcoves either side utilised for storage. There is ample room on the carpeted floor for a large corner sofa, with an overhead pendant ceiling light making it the ideal space for evening entertaining.

## **Reception 2**

**13'1" x 12'0" (4 x 3.67)**

A spacious reception room located at the centre of the property, with carpeted floor and a multi-fuel burner creating a comfortable relaxing space. The room has been newly plastered, with built in shelving and cupboards either side of the fireplace. There is room for two large sofas, with an opening into the kitchen diner, making it perfect for gathering friends and family.

## **Kitchen / Diner**

**15'3" x 10'11" (4.67 x 3.35)**

A well-proportioned kitchen diner sits at the rear of the property, open to the second reception room with an external glass sliding door to the garden. The kitchen has a warm, modern feel with white cabinetry on four sides, underfloor heating and overhead contemporary lighting and spotlights. Integrated appliances include a 5 ring gas hob, double oven, wine cooler and a double sink. There are surface level sockets and utility points for a dishwasher. There is ample space at the centre of the room for a family dining table with a skylight and a double glazed window above the sink providing natural light.

## **Utility**

**5'5" x 5'2" (1.66 x 1.6)**

A practical utility room provides the perfect place for noisy appliances with space and utility points beneath the deep work surface. A double glazed window to the side aspect provides natural light.

## **WC**

A WC is accessed through the utility room, featuring a low flush toilet and pedestal sink, great for guests and visitors.

## **Bedroom 1**

**11'10" x 10'9" (3.62 x 3.29)**

The main bedroom has a large double glazed window taking in the views of the rear garden and surrounding greenery. There is ample space on the carpeted floor for a double bed, bedside tables and wardrobes, plus an alcove that fits a dressing table, with a picture rail accentuating the high ceiling. A double panel radiator completes the warm and welcoming bedroom.

## **Bedroom 2**

**13'1" x 11'9" (4 x 3.59)**

A double bedroom sits at the front of the property with a carpeted floor and single panel radiator for a comfortable sleeping space. The double glazed window looks out across the bay, taking in views of the lakeland fells in the distance.

## **Bedroom 3**

**6'4" x 6'3" (1.95 x 1.92)**

A versatile single bedroom sits at the front of the house, ideal for use as a home office, nursery, child's bedroom or hobby room. It has a carpeted floor and double panel radiator.

## **Bathroom**

**8'9" x 6'3" (2.69 x 1.92)**

A large family bathroom services the top floor, with vinyl flooring, tiled walls and a frosted double glazed window to the side of the property. The suite includes a low flush toilet, pedestal sink, deep bath with overhead shower and a heated towel rail. There is a useful storage cupboard beside the door, housing the boiler, great for toiletries and towels.

## **Attic Room**

**16'4" x 10'10" (4.98 x 3.32)**

A multi-functional attic room, currently used as an office and play room, benefitting from two Velux windows providing stunning views across the natural landscape.

## **Garage**

**16'0" x 8'10" (4.9 x 2.7)**

A detached garage sits at the back of the property, accessed by a driveway down the side of the house. Dry lined and damp proofed, the garage would make a fantastic workshop with two double glazed windows to the side providing natural light. It has an up and over metal door and a tiled roof.

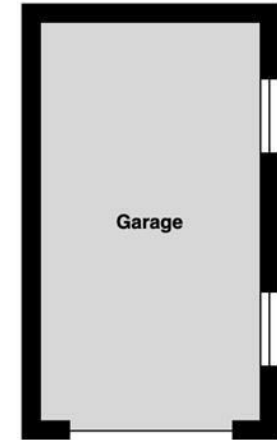
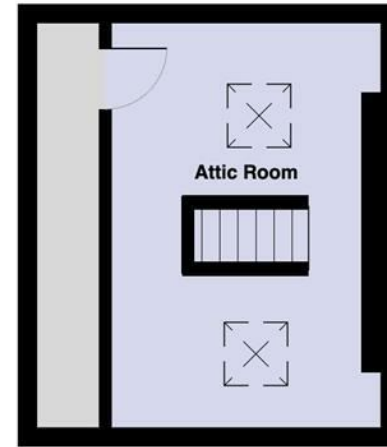
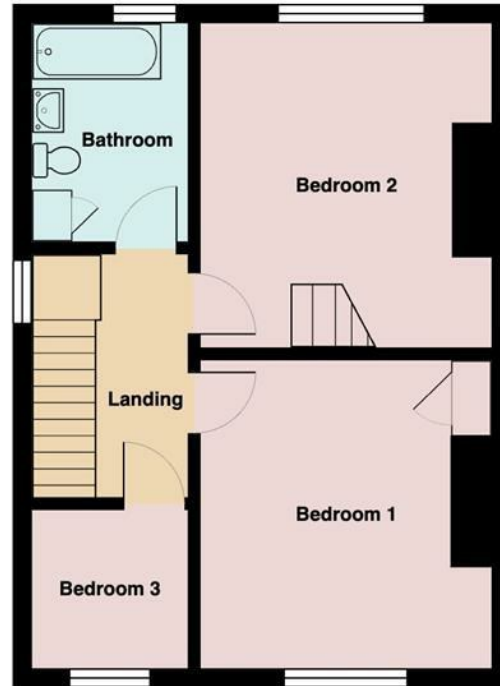
## **Gardens**

The large rear garden stretches back with a decked area providing the perfect place to enjoy the sunny weather and take in the surrounding greenery. At the back of the garden is a fenced chicken coop, great for those with pets. The large lawn is bordered by mature bushes and established fruit trees, with a paved pathway leading from the house.

The front of the property has a tarmac driveway that fits a car and a campervan, with a lawned area, bushes and mature magnolia tree providing privacy from the street.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		81
81-91	B		
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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