



79 Slyne Road, Bolton Le Sands, Carnforth, LA5 8AH

A beautifully spacious and well-presented two bedroom semi-detached bungalow, located in the seaside village of Bolton Le Sands. This delightful home has three reception areas including a cosy Living Room with a multi-fuel stove. An open plan Kitchen Diner perfect for entertaining and a conservatory to the rear. With an ensuite to the master bedroom and an excellent loft space, which is currently used as an occasional bedroom. with off road parking big enough for a motorhome and additional vehicles, a detached garage and a tiered garden where rooftop views towards Morecambe Bay can be enjoyed.

This sought after Lancashire village of Bolton Le Sands sits on the western coastline of Britain and is surrounded by stunning walks along the sands, canal and across the local countryside. Within the centre there are several independent shops, restaurants, pubs and other amenities. It is conveniently located for commuters with Junction 35 of the M6 motorway a short drive away and the the Bay Gateway to the south, providing another access point. The nearby West Coast mainline train station of Carnforth provides additional transport links and the market town of Carnforth has a array of excellent shops, super markets, doctors and dentists. With highly regarded schools close by, this home suits all.



Layout (With Approx. Dimensions)

Entrance Vestibule

Fitted with a UPVC double glazed door and wooden effect laminate flooring, this leads into:

Entrance Hall

A warm and welcoming entrance, fitted with wooden effect laminate flooring and a radiator. There is also access to a loft room, via a drop down ladder.

Living Room

12'10" x 12'0" (3.92 x 3.66)

A bright and spacious room fitted with a feature multi-fuel burning stove set in a stone surround with matching hearth, perfect for those cosy nights in. With a UPVC double glazed bay window, coving to the ceiling, four wall lights and a radiator.

Open Plan Dining Kitchen

20'6" x 11'3" (6.26 x 3.45)

A beautifully social room, perfect for entertaining. The dining area is fitted with a feature wood burning stove, set in a stone and wooden surround with matching hearth. With a range of built in storage cupboards, a UPVC double glazed window and laminate wooden effect flooring, this room opens into the kitchen area. Fitted with a range of wall and base units with a complementary worktop over and a one and a half stainless steel sink unit with mixer tap and drainer. With a feature Rangemaster range oven with five ring gas hob and extractor above, there is plumbing for a washing machine and dishwasher, and space for a tumble dryer and an under counter fridge. With a UPVC double glazed window looking into the conservatory, a radiator and wooden effect laminate flooring. A UPVC double glazed door provides access into:

Conservatory

11'9" x 9'9" (3.59 x 2.98)

Of a UPVC double glazed and brick construction, this handy room over looks the rear garden and provides a quiet space to the rear of the property. With wall lighting, wooden effect laminate flooring and a radiator, this room is perfect for use all year round.

Bedroom One

12'9" x 12'0" (3.90 x 3.67)

This beautifully large room is fitted with a UPVC double glazed window showcasing views across the rear private garden. With coving to the ceiling and a radiator. A wooden internal Oak door provides access to:

Ensuite Shower Room

Fitted with a three piece suite comprising a WC and a wash hand basin set in a bathroom cabinet and a shower cubicle, with dual shower heads, glass sliding doors and a tiled surround. With a wall mounted vanity unit, downlighters, a heated towel rail and laminate flooring.

Bedroom Two

17'3" x 11'2" (5.26 x 3.42)

A bright and spacious room, fitted with a UPVC double glazed window, coving to the ceiling and a radiator.

Bathroom

Fitted with a three piece modern suite comprising a WC and wash handbasin set in a bathroom cabinet, and a bath with a shower over incorporating a dual shower head and tiled surround. With a UPVC double glazed frosted window, an extractor fan, a PVC ceiling with downlighters and a heated towel rail.

Loft Room

19'5" x 16'11" (5.92 x 5.17)

Accessed via a drop down ladder, this spacious room, is fitted with a UPVC double glazed window showcasing views towards the Lakeland Fells and Morecambe Bay to the front, and a Velux double glazed to the rear overlooking to the adjoining rear fields. With a built-in storage cupboard housing a gas central heating boiler and a radiator.

Outside

To the front of the property, a large tarmac driveway can be found, providing excellent off road parking for approximately three cars. There is also ample space should someone be looking to store a caravan or camper van. The driveway extends to the side of the property which leads to a detached garage. To the rear, a tiered garden be found, which has been created to provide a tranquil and private retreat. With a

spacious paved patio area perfect for entertaining, a large fish pond with feature waterfall (currently empty) and stairs which leads to the higher areas of the garden. There is a wooden decked terrace, a handy storage shed and an electric point. With rooftop views views towards Morecambe Bay and open views across the surrounding countryside, sit back and relax and enjoy all that surrounds that beautiful home.

Garage

Fitted with an up and over door, with a double glazed side window, light and power.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band C - Lancaster City Council.

Tenure

Freehold.

Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

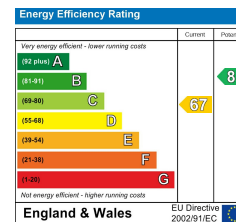
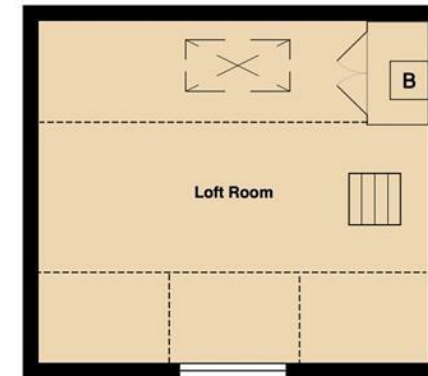
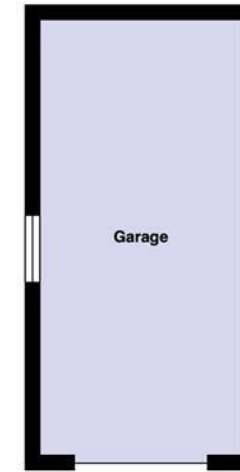
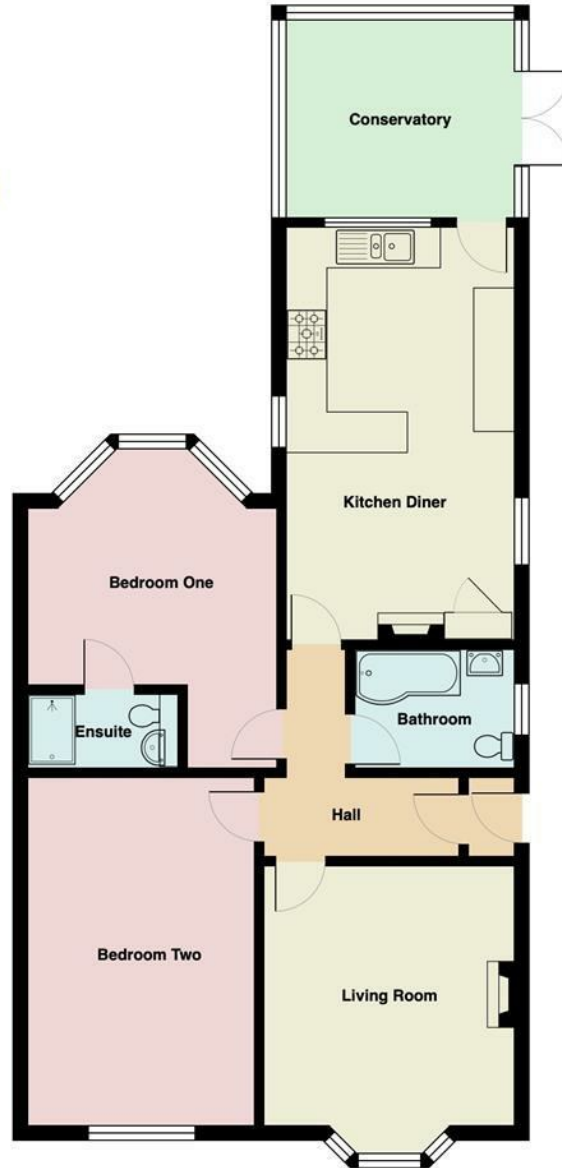
Energy Performance Certificate

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