





Inside The Home

Stepping through the entrance door, you are warmly greeted into an Entrance Vestibule, and continue into a bright and welcoming Entrance Hall. With handy built in storage areas and access to the living space, as well as the Bedrooms and Bathroom. To the right, a generous open plan Living Dining Room can be found, with breath-taking panoramic views cross Morecambe Bay, toward the Lakeland Fells. Enjoy the ever changing seasons roll by, from the comfort of your cosy armchair whilst sat in front of a warm fire. This generous room leads into a Dining area overlooking the front lawns and garden, then onto a second reception room providing a versatile room which showcases those incredible views once more. This leads directly into a small but perfectly adequate kitchen area, with ample storage and work-surface space. This finally leads into a Utility Room, fitted with further storage areas as well as plumbing for a washing machine, with an external door leading out to the garden. Two large bedrooms can also be found from the Entrance Hall, with built in storage areas and incredible views from the master bedroom. A separate WC and three-piece bathroom complete the living areas in this incredible home, whilst a generous garage and additional WC are accessed externally.

Let's Take A Closer Look At The Property

This wonderful home oozes potential for a plethora of buyers. For those looking for an incredible family home but are worried it may not be big enough with only two bedrooms, a large attached garage which is approx. 30ft in length provides real potential to create two further bedrooms and an ensuite (subject to planning approval). Whilst the home requires modernisation, this incredible blank canvas sits high above Morecambe Bay and offers unrivalled views of the Lake District National Park from all rear rooms of the home, as well as the rear garden areas which are again superb.

Let's Step Outside

Sat in approx. 0.26 acres of grounds, this property offers something for everyone. To the front, the property boasts a private lawned garden, framed by mature trees and shrubs. A large driveway provides off road parking for approximately three cars with further parking offered in the attached Tandem Garage. The rear garden provides purchasers with their own

slice of heaven. With a spacious patio perfect for entertaining or simply sitting out and enjoying the incredible surroundings, pathways lead to either side of this home. A large tiered garden meanders down and onto the Lancaster Canal, with a spacious summerhouse providing a perfect place to sit and relax or a handy work from home space, fitted with with power and light. The lower level of the garden offers purchasers access onto the Lancaster Canal, perfect for watching the canal boats pass by. This area provides a large landscaped patio area, perfect for alfresco dining with friends and family, whilst being beautifully sheltered by mature shrubs and trees. Simply put, a perfect area to sit back and relax with loved ones.

The Location

Situated in the seaside village of Bolton Le Sands, the property sit high above the shores of Morecambe Bay. With a plethora of local amenities located in this vibrant village which include a highly regarded primary school, access to local high schools via an excellent public transport, a handy post office, shops and eateries. With access to the M6 motorway via junction 35, and the excellent Bay Gateway, this property is perfectly placed for commuters, with Carnforth also providing access to a train station linking you to the West Coast Mainline.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

This home is Band F under Lancaster City Council.

Viewings

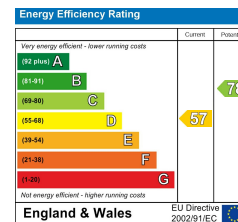
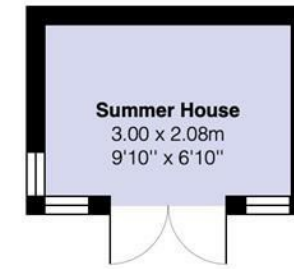
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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