





Inside The Home

Stepping through the front door, you are welcomed into an Entrance Porch, which leads into a spacious Dining Room, with a feature wall mounted electric fire and exposed wooden flooring. The Inner Hallway provides access into a beautifully presented shaker style Kitchen, which is approximately 18 months old. With a range of wall and base units with a superb butchers block oak worktop and a feature Montpellier range cooker with extractor above - perfect for preparing meals for the whole family. With plumbing for a dishwasher, space for a fridge freezer and a rear UPVC double glazed door providing access to the manicured rear garden. The next room you reach is beautifully presented shower room, with a modern three piece suite. There is also a handy built in utility cupboard, with plumbing for a washing machine and ample space for a condensing dryer above. With a ground floor double Bedroom, a superb Living Room and a conservatory overlooking the beautifully presented rear garden, completing the ground floor rooms. Stairs lead from the Living Room to a first floor where two further bedrooms can be found, both bedrooms generous in size. Fitted with built in storage cupboards (the master room houses a modern gas central heating boiler) and a range of Velux double glazed windows, filling the rooms and the landing area with ample natural light. The master bedroom has a handy ensuite shower room, and both rooms have access to eaves storage providing a useful storage area.

Let's Take A Closer Look At The Area

Situated in the heart of Bolton Le Sands, with the historic Lancaster Canal a stones throw away, this beautiful village sits on the western coastline of Britain and is surrounded by stunning walks along the Morecambe Bay Coastline, with far reaching views towards the Lakeland Fells. Within the centre there are several independent shops, restaurants, pubs and other useful amenities including a village hall providing a perfect community hub for a variety of clubs and organisations. Conveniently located, this property is perfect for commuters with Junction 35 of the M6 motorway to the north and the Bay Gateway to the south - both a short drive away. The nearby West Coast mainline train station of Carnforth provides additional transport links and the market town of Carnforth has an array of excellent shops, supermarkets, doctors and dentists surgeries to name a few.

Let's Step Outside

To the front of the property, a low maintenance stone chipped garden can be found, with raised planted borders and secure wooden fencing. Off road parking can also be found, as well as secure wooden gates providing access to the rear. To the rear, a spacious rear garden can be found, with a beautifully presented patio, perfect for sitting out or entertaining family and friend. A large wood shed can also be found which is approximately 6 years old. This provides a versatile workshop or summerhouse, with light and power. A stone chipped pathway leads to a beautifully private area of the garden. With raised planted borders showcasing a range of stunning flora and fauna and recently installed wooden fencing, and wooden posts surrounding the lower patio which provide a structure for a shade sail, again adding to the gardens privacy. Completing the garden, hot and cold outdoor water taps can also be found for ease of use.

Services

The property is fitted with a gas central heating boiler which was installed in 2021, and is in warranty until April 2026. The property also benefits from mains electric, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

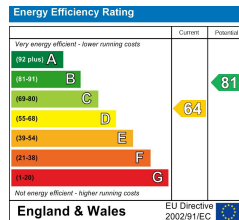
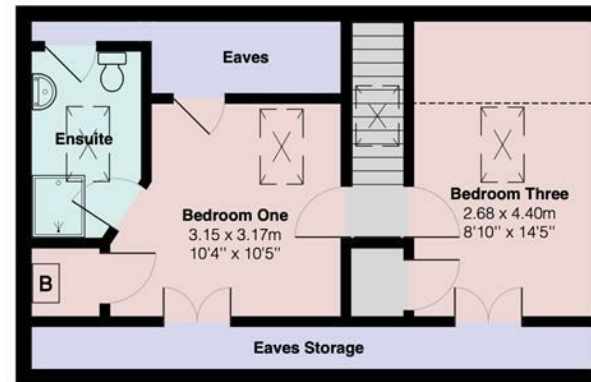
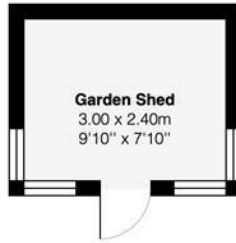
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Energy Performance Certificate

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