





Inside The Home

Located in a quiet and discreet position, within walking distance of the stunning Morecambe Bay shoreline, Old Station Lane has it all.

Entered via a composite glazed door, this leads into a small entrance, with access to a warm and welcoming Living Room. This bright and spacious room leads into a spacious Kitchen Diner, perfect for any growing family. Fitted with a range of Neff appliances including a microwave oven, with an oven and grill below, as well as a four ring induction hob with a stylish extractor fan. With butchers block wooden worktops incorporating a breakfast bar area and a one and a half ceramic sink unit with mixer tap and drainer. With UPVC double glazed windows and French doors leading out to the rear garden, this beautiful room is completed by wooden effect laminate flooring. This leads into a handy Utility room, with plumbing for a washing machine and space for a tumble dryer, as well as an additional sink unit and storage. With a ground floor WC, and access to the original space, the current vendors have converted this fantastic area into a salon for their business. There us ample scope should someone wish to converted this room back to a garage as the garage door has been left in situ - it is simple a case of removing the stud wall and a the flooring, and you have a garage again. For those with a family, this could easily be used as a play room or a second reception room, as the summer house provides an exceptional outdoor storage area.

To the first floor, four generous bedrooms can be found, all beautifully presented. The master bedroom is fitted with a range of overhead and built in wardrobes providing excellent storage. There is also a superb ensuite shower room, as well as a main family bathroom.

Let's Take A Closer Look At The Area

Situated in the seaside village of Bolton Le Sands, the property sits close to 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.

Let's Step Outside

To the front of the property, a large driveway provides exceptional off road parking for approximately three cars. To the sides of the property, paved pathways provide access to the rear, where a safe and secure garden, enclosed by wooden fences. A laid to lawn tiered garden can be found, with a raised stoned patio, outdoor power points and a laid to lawn garden area, perfect for allowing little ones to run and play. A large summer house provides an excellent storage area/gym space - the choice is yours! with light and power, this is a fantastic area with multiple uses.

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 E under Lancaster City Council.

Viewings

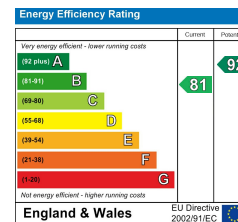
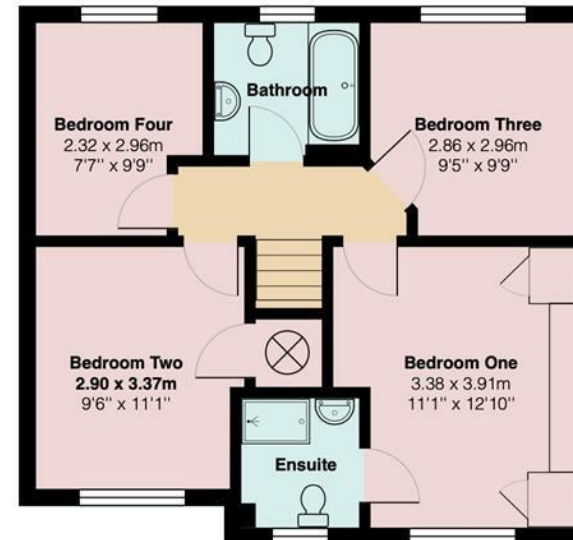
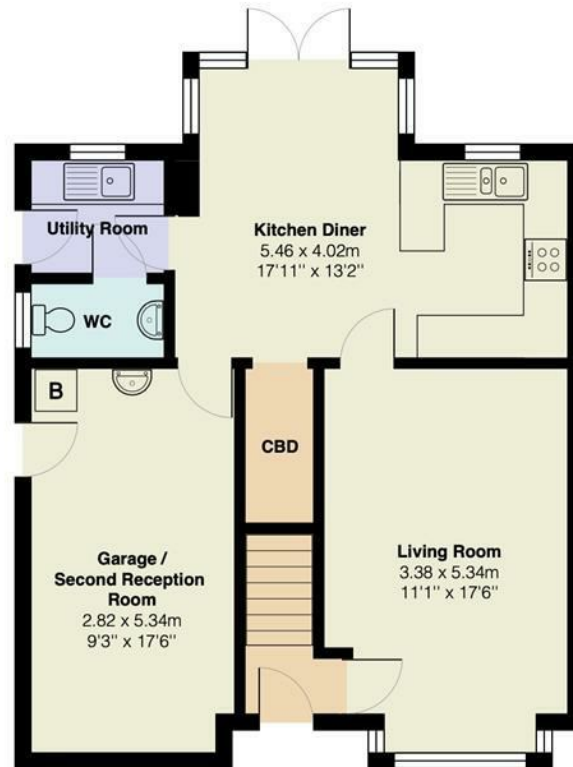
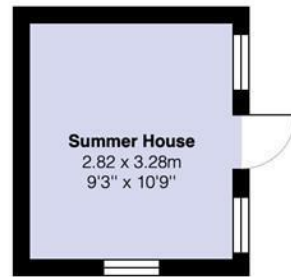
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Energy Performance Certificate

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