



87 Main Road, Bolton Le Sands
£290,000





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Bolton Le Sands, Bolton Le Sands

Rare opportunity to own a charming double-fronted character house with period features and bay views in sought-after Bolton Le Sands. 3 beds, 3 receptions, cobbled basement, off-road parking. Spacious living, family bathroom, versatile basement, front and rear gardens. Tranquil location.

Council Tax band: D

Tenure: Freehold

- Double Fronted Period Home
- No Chain
- 3 Bedrooms & 3 Receptions
- Large Cobbled Basement
- Character Features
- Front & Rear Gardens
- Gated Off Road Parking
- Sought After Village Location
- Bay Views
- Transport & Travel Links





Location

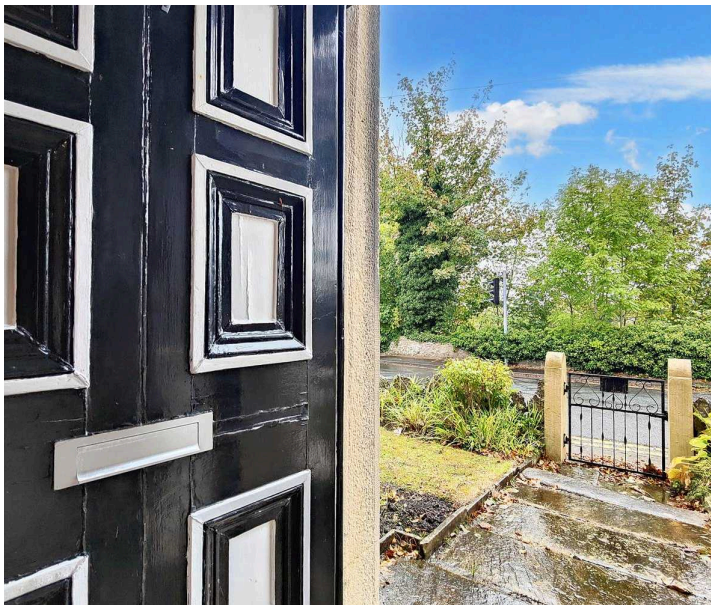
Nestled in the heart of the picturesque village of Bolton Le Sands this beautiful period home offers an enchanting location for families with stunning bay views and all the benefits of village life of the doorstep. Bolton Le Sands benefits from excellent access to local amenities. A short stroll will lead you to convenient grocery stores and local businesses. Commuting is a breeze with excellent transport links nearby. Carnforth and Lancaster are both close by with main line train stations providing easy access to major cities, making this location ideal for those who need to travel for work or leisure. The M6 is just 5 minutes away. Families with children will appreciate the array of outstanding schools in the vicinity. From reputable primary schools to prestigious secondary education options, whether that be north to QES or south to the Lancaster Grammar Schools or Ripley. The village primary school is just behind the house transforming the school run into an enjoyable walk.

The House

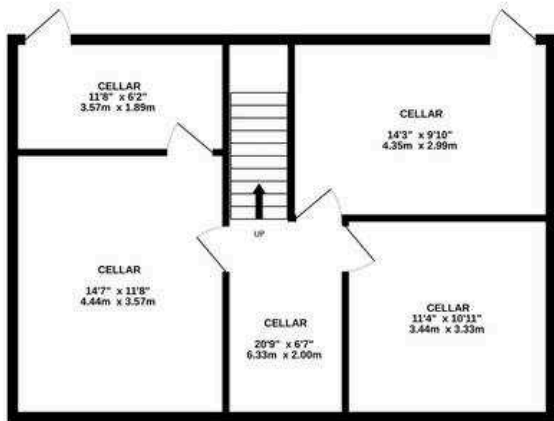
The house is packed full of character. Being double fronted creates an elegant, spacious layout with the central vestibule and hallway creating the perfect welcome. The vestibule retains original mosaic tiles to the floor and has a picture rail to the walls. Original panelled doors open to three generous reception rooms. You will find two front reception rooms with focal fireplaces. The windows retain shutters and panelling. You will find stunning bay views too. The rear reception room overlooks the garden and parking and has access across the rear hall to the fitted kitchen and to the steps which lead down to the cellar. The kitchen is fitted with cabinets which have wooden handles to match the wood effect work top. Splashbacks are tiled and the window looks out over the rear garden.

Upstairs

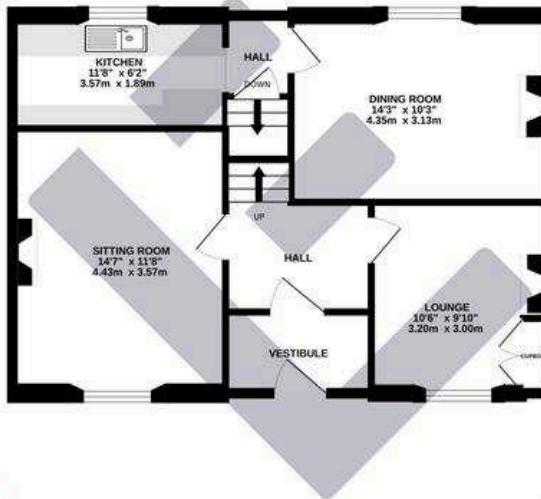
On the first floor buyers will be delighted to find three double bedrooms. The central landing is light and bright with a window at half landing level. The original banister and newel posts make a great feature.



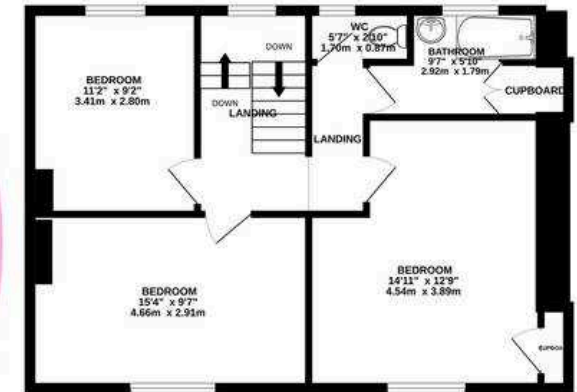
BASEMENT
613 sq.ft. (57.0 sq.m.) approx.



GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1802 sq.ft. (167.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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