



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

49 Slyne Road – Bolton le Sands





Features

- 3 bedrooms
- No onward chain
- Front and rear gardens
- Driveway for 3 vehicles and separate garage
- Opportunity to add value
- Close to local amenities and transport links

A well presented, three bedroom semi-detached home in the vibrant village of Bolton le Sands. Offering versatile living space throughout and an opportunity to add value, this home has no onward chain. The ground floor boasts two reception rooms, one to the front and one to the rear, both with garden views, a bright kitchen with access to the driveway and a must-have cloakroom. The first floor offers three bedrooms, two double bedrooms with in-

built storage and one single and the family bathroom. With generous front and rear gardens, a driveway easily able to accommodate three vehicles and a separate garage, this property is perfect for a wide variety of purchasers. Bolton le Sands is a large and vibrant village in Lancashire boasting excellent transport links close by with nearby train stations in Morecambe and Carnforth, the M6 Motorway being approximately 5 minutes'

drive away and a main bus service passing through the village regularly. Within Bolton le Sands there are 3 churches, a fish and chip shop, 2 pubs, various restaurants and eateries and a primary school rated 'GOOD' by Ofsted. There is an active community and various picturesque walks to enjoy along Lancaster Canal and along the beach.



GROUND FLOOR

Entrance hallway

A welcoming entrance to the home boasting a stained glass front door with space to store coats and shoes and benefitting from an under-stairs cloakroom. A feature window leading up the stairs allows for additional natural light to flow in.

Cloakroom

Located under the stairs with wood panelled walls and consisting of a W.C and hand basin with a window for natural light. There is a cupboard space under the stairs for storage.

Living room

Located at the rear of the property this generous room boasts open and private garden views through the large picture window with a feature gas fireplace with a tiled surround and hearth.

Second reception room

With a beautiful, period bay window overlooking the front garden with a gas effect fireplace, this is a lovely room to spend time and could be used a variety of different ways and is currently used as a dining room.





Kitchen

A bright kitchen with dual aspect views of the gardens and a door leading out to the driveway. Boasting a selection of base and wall units with space for a freestanding cooker, washing machine, fridge and freezer. A cupboard to one end offers additional larder space.

FIRST FLOOR

Bedroom 1

A rear facing, bright double bedroom overlooking the garden with a floor to ceiling built-in wardrobe.

Bedroom 2

A double bedroom with views out over the front garden boasting a full wall of fitted wardrobes and storage.

Bedroom 3

A single bedroom with views out to the front of the property and a wood panelled wall. This room would also make a great nursery, office or hobby room.

Bathroom

Consisting of a bath with a shower attachment, a W.C and a hand basin. There is a floor to ceiling, built-in cupboard, perfect for storing towels and toiletries.

Garage

With double fronted wooden doors, windows allowing natural light in and a side door, this garage is a great space for storage.



Externally

The driveway leads up the side of the property and to the garage behind and is able to easily accommodate 3 vehicles. In front of the property is a generous formal lawn surrounded by mature shrubs and bushes creating privacy, colour and interest all year round. The rear garden is a quiet and private space with a central lawn surrounded by mature shrubs and planting. A paved path leads right down to the end of the garden. The separate garage is set back from the property and can be accessed at the end of the drive with a shed for storage tucked behind.



Useful Information

Tenure - Freehold.

Council tax band - D (Lancaster City Council).

House built - 1930's.

Heating - Gas central heating.

Drainage - Mains.

What3Words location - ///reeling.richer.firepower.



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