



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

3 Oakwood Grove – Bolton le Sands





Features

- Wonderful elevated panoramic views of Morecambe Bay
- Fully modernised throughout
- Two double bedrooms
- En-suite to the master bedroom
- An open plan kitchen/ diner with direct access to the rear garden
- A driveway to accommodate several vehicles
- Detached garage and additional store

Taking advantage of the superb, elevated views over to Morecambe Bay, this semi-detached bungalow features modern, light and bright living accommodation throughout. Boasting a bright hallway to step into, a sociable open plan living/ diner with easy access out to the gardens, a double bedroom, a generous living room and a new shower room all located on the ground floor. The first floor is a dedicated master suite with a large bedroom bathed in natural light with a dressing area, space

for relaxing and the luxurious en-suite bathroom with feature stand alone bath. The property includes a sizeable driveway that can accommodate several vehicles, ensuring ample parking space for all and additionally, there is a detached garage for extra storage and parking needs. The gardens are designed to be low maintenance and offer space and privacy to relax with all the family. 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.



FIRST FLOOR

Entrance hallway

A wonderful, bright entrance into the home with a homely wood effect tiled flooring also running through into the main living areas.

Living room

A generous yet cosy living room with an oversized picture window framing elevated views out to the surrounding area and estuary beyond. The feature electric fireplace is housed within an alcove with a chunky solid oak mantle and slate hearth.

Open kitchen/ diner

Wow! What a fabulous space, bursting with natural light and perfect for social cooking, dining and entertaining with all your family and friends. The kitchen boasts a wide range of gloss base and wall units with complementary work surfaces and a feature island stands centrally incorporating a breakfast bar with a solid oak section. Integrated appliances include a waist height oven, gas hob with extractor hood above, fridge, freezer, dishwasher, washer dryer and a window offers open views out over the rear garden. There is room to accommodate a dining table to easily seat 6 for formal meals with views right through the french doors and into the garden.

Bedroom 2

A double bedroom located on the ground floor and enjoying elevated views out of the large picture window.





Shower room

Located on the ground floor this is a modern three piece suite with a shower cubicle, a concealed cistern WC and hand basin within a vanity unit with fully tiled walls. Natural light floods through the window to illuminate the space.

FIRST FLOOR

Large unique bedroom suite

A large and unique master bedroom suite located on the first floor currently set up to also include a dressing area, an area to relax and an office/ dressing table area. A plethora of natural light floods in via the Velux window and further picture window boasting elevated views over towards Morecambe Bay and there is space here to sit, relax and savour the view.

En-suite bathroom

Flooded with natural light from the Velux window, this luxurious en-suite boasts a stand alone bath, a concealed cistern WC and a wall mounted hand basin. The walls are adorned with white, oversized subway style tiles set off with glittery grout and behind the bath is a wall of black marbled tiles with an alcove, perfect for toiletries that also carried on to the floor.

Garage

A detached garage with an up and over front door with power and light present. A separate section to the rear of the garage offers a zoned space for storage. Both areas have UPVC windows and doors.



Externally

The property is elevated to take full advantage of the wonderful views out to Morecambe Bay. The generous driveway leads up to the garage and is able to accommodate several vehicles. The elevated front garden is enveloped by traditional stone walling and thoughtfully landscaped to offer a low maintenance gravelled area surrounding a central flower bed. The rear garden is laid mainly as lawn with a seating area close to the house perfect for al fresco dining and relaxing. A gravelled path leads up the side of the garage to the side door and there is a raised bed with mature plants and flowers with a fenced backdrop.

Useful Information

Tenure - Freehold.

Council tax band - C (Lancaster City Council).

House built - 1968.

Heating - Gas central heating.

Drainage - Mains.

Kitchen and upstairs bathroom installed 2020.

Downstairs bathroom installed 2024.

New roof in 2017.

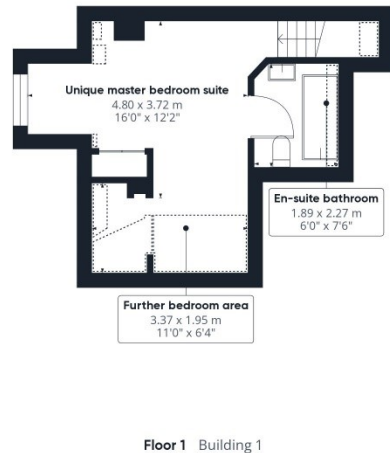
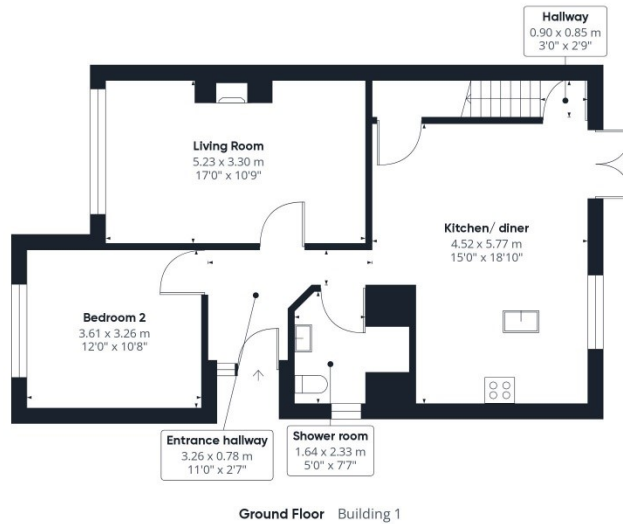
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Approximate total area⁽¹⁾

92.52 m²
995.88 ft²

Reduced headroom

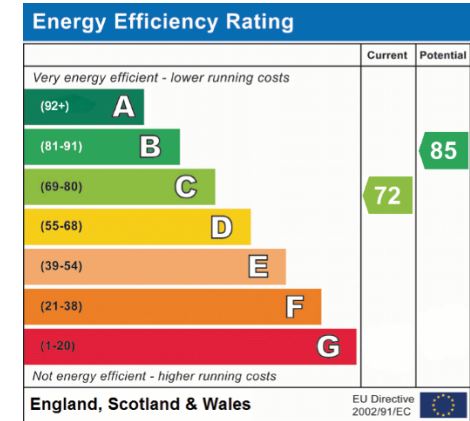
5.04 m²
54.25 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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