



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

44 Greenwood Avenue - Bolton le Sands





Features

- Spacious two bedroom semi-detached bungalow
- Additional dormer room with potential to create a luxurious master bedroom suite
- Offered with no onward chain
- Opportunity to add value
- Sought after location with elevated estuary views
- Detached garage and driveway

A delightful semi-detached bungalow, perfectly positioned to take advantage of the elevated surrounding views and offering a wonderful blend of space and potential. Boasting two double bedrooms there is also an additional first floor room that could be fully converted to create a luxurious master bedroom suite with fabulous elevated views over Morecambe Bay. Laid out over one floor, the accommodation includes a bright and airy living room with feature gas fire, a wonderful and relaxing garden room, a well-

appointed kitchen/diner, two double bedrooms and a wet room. The property is set on a generously sized plot, featuring a beautifully landscaped rear garden that is perfect for both relaxation and entertaining. With parking for up to three cars and a detached garage, there is ample space for family and friends. The property is offered with no onward chain and is available immediately. 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.



Entrance hallway

A spacious and inviting entrance into the home with beautiful stained glass panels framing the front door and allowing natural light to flood through. There is ample space to remove and store coats and shoes.

Living room

A bright rear facing room with space for all the family to gather and relax. The gas fireplace adds a cosy focal point to the space with a decorative wooden mantle and polished surround and hearth. A door leads effortlessly through to the garden room, ideal for opening the space up for entertaining.

Garden room

Bursting with natural light, this is a delightful room to spend time admiring the garden through the floor to ceiling windows and a tiled floor. A door leads out to the rear garden.

Kitchen

A well equipped kitchen with wooden farmhouse style base and wall units with lighter work surfaces. Integrated appliances include an oven, electric hob and extractor hood above and there is undercounter space for a washing machine and fridge/ freezer. Dual aspect views can be enjoyed out to the side of the property and over the rear garden with a side door leading out to the driveway. The room is zoned by the carpeted and vinyl floor and is able to accommodate a modest dining table for formal meals and entertaining.





Bedroom 1

Benefitting from open front facing views, this is a large double bedroom that is flooded with natural light.

Bedroom 2

A front facing double bedroom with a large picture window framing garden views.

Bathroom

A new bathroom consisting of a WC, hand basin within a vanity unit and bath with over head shower. The window allows natural light to brighten the room and there is a useful floor to ceiling cupboard for storage with fitted shelving.

First floor dormer room

A fantastic addition to the property that is currently accessed via loft ladders from the hallway and is already been fully boarded out. There are wonderful open and elevated views through the dormer window out over the garden to Morecambe Bay and beyond. This is a versatile space that could be utilised to create a luxurious master bedroom to include an en-suite.



Garage

A fantastic detached garage filled with natural light and benefitting from dual views out over the garden with a double wooden front door and electric and light present.

Externally

Iron gates open up to the generous driveway, able to accommodate three vehicles and leading down to the detached garage. The low maintenance front garden is bordered by a mature hedge for privacy with a flagged area and central gravelled section, the ideal space for pots and containers to add interest. The private rear garden has been lovingly cared for and has a relaxing feel with beautifully maintained hedging, plants and trees and a lovely, wildlife pond. The majority is laid as lawn with various areas to sit to enjoy the sun at differing times of the day and there is a large shed perfect for keeping garden tools and garden furniture.

Useful Information

House built - 1950's approx.

Tenure - Freehold.

Council tax band - C (Lancaster City Council).

Heating - Gas central heating.

Drainage - Mains.

What3Words location - [///slick.hotspots.hobble](https://www.what3words.com/slick.hotspots.hobble).



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Approximate total area⁽¹⁾

99.79 m²
1074.13 ft²

Reduced headroom

3.73 m²
40.15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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