



25 St. Nicholas Lane, Bolton Le Sands, LA5 8EJ

25, St. Nicholas Lane, Bolton Le Sands

The property at a glance 4 1 1

- Semi Detached Bungalow
- Four Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Wet Room
- Wrap Around Gardens
- Off Road Parking & Garage
- Freehold
- Council Tax Band C
- EPC Rating: TBC

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£249,950

Get to know the property



We are pleased to offer this great opportunity for family living on this spacious corner plot with great potential for further extension.

The ground floor offers a good sized lounge with a box bay window to the front bringing in lots of natural light. There are two double bedrooms with one enjoying an under the stairs storage cupboard and there is also a full wet-room with WC, hand wash basin and overhead shower. The kitchen offers space for a dining table and is well appointed with wood effect base and wall units and a laminate work top. The kitchen has a built-in electric cooker and hob and offers an integrated dishwasher and space for a washing machine. From the kitchen there is access to a rear porch which leads you out to the garden. To the first floor you will find two further bedrooms with one providing access to loft storage.

Externally the bungalow enjoys gardens to three sides.

Offered with no chain this bungalow is a must see. Please call us today to book your viewing on 01524 889000.





Ground Floor

Entrance Hallway

3.89m x 1.63m (12'9 x 5'4)

UPVC double glazed entrance door, door to staircase to the first floor and doors to reception room, two bedrooms, wet room and kitchen.

Bedroom Two

3.23m x 2.90m (10'7 x 9'6)

UPVC double glazed window, central heating radiator and coving.

Reception Room

5.54m x 3.18m (18'2 x 10'5)

UPVC double glazed window, central heating radiator, radiant fire and coving.

Bedroom One

3.18m x 2.67m (10'5 x 8'9)

UPVC double glazed window with secondary glazing, central heating radiator, fitted wardrobes and coving.

Wet Room

1.98m x 1.63m (6'6 x 5'4)

UPVC double glazed frosted window with secondary glazing, electric feed shower, pedestal wash basin, dual flush WC, tiled elevations and PVC panelled elevations in the shower.

Kitchen

3.76m x 2.90m (12'4 x 9'6)

UPVC double glazed window with secondary glazing, range of wood effect wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven in a high rise unit, four ring gas hob, integrated dishwasher, plumbing for washing machine, boiler, tiled flooring and door to the rear porch.

Rear Porch

2.31m x 1.04m (7'7 x 3'5)

UPVC double glazed windows, laminate flooring and UPVC double glazed door to the rear.

First Floor

Landing

Doors to two bedrooms.

Bedroom Three

3.96m x 3.15m (13' x 10'4)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Four

2.87m x 2.79m (9'5 x 9'2)

UPVC double glazed window with secondary glazing and central heating radiator.

External

Front

Wrap around laid to lawn garden and pathway to the entrance door.

Rear

Gated driveway providing off road parking, garage and laid to lawn garden wrapping round to the front.



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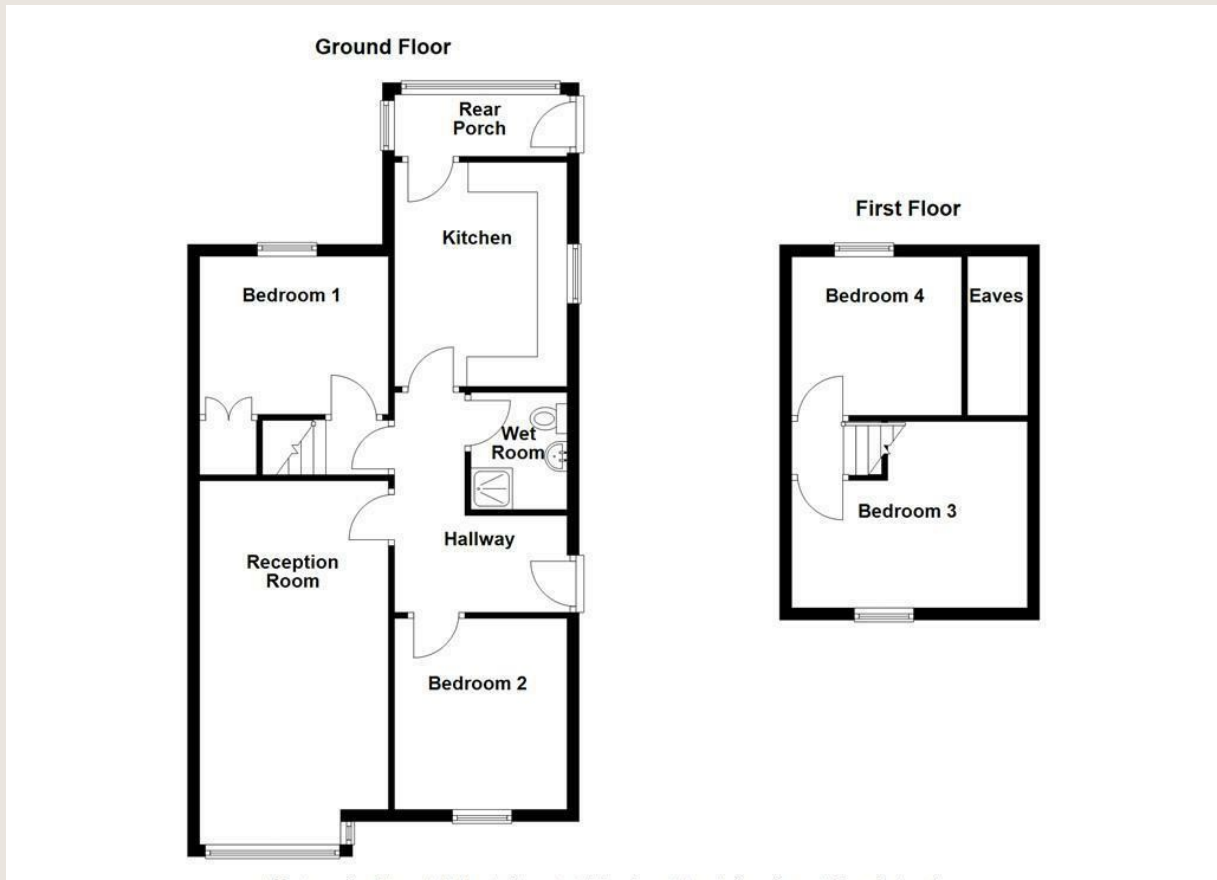
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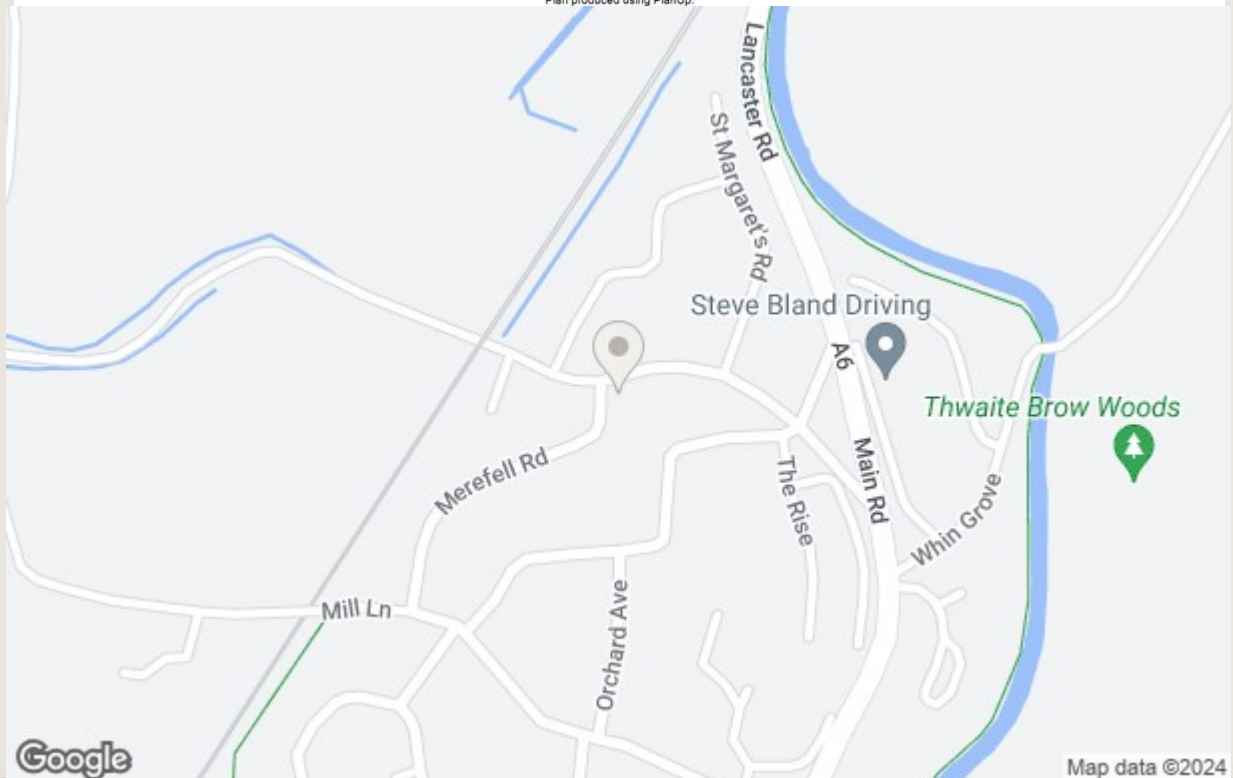
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Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	