



7 Coniston Road, Bolton Le Sands,
Carnforth, LA5 8LQ

7, Coniston Road, Bolton Le Sands, Carnforth

The property at a glance **2** **1** **2**

- Semi Detached Bungalow
- Two Bedrooms
- No Chain
- Freehold Property
- Spacious Loft With Scope For Conversion
- Enclosed Rear Garden
- Off Road Parking And Garage
- Tenure TBC
- Council Tax Band: C
- EPC Rating: TBC

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lancaster@rbestateagents.co.uk
www.rbstateagents.co.uk

£260,000

Get to know the property



A BEAUTIFULLY MAINTAINED TWO BEDROOM TRUE BUNGALOW - NO CHAIN

Welcome to this charming property located on Coniston Road in the picturesque village of Bolton Le Sands, Carnforth. This delightful semi-detached bungalow boasts two reception rooms, two bedrooms, and shower room, offering a cosy and inviting living space. One of the highlights of this property is the large enviable rear garden, ideal for relaxing in the fresh air or entertaining guests during the warmer months. With off-road parking available, you'll never have to worry about finding a space for your vehicle. Situated in a fantastic location, this property offers the best of both worlds - a peaceful residential area with easy access to local amenities and transport links. Whether you're looking to downsize or start a new chapter in a lovely village setting, this property has the potential to be the perfect home for you.

The property comprises briefly; entrance into a welcoming hallway that has doors to two bedrooms, shower room, reception room and kitchen diner. Externally to the rear of the property is an enclosed laid to lawn garden with flagged patio and bedding areas as well as a timber shed and green house. The front of the property has a laid to lawn with bedding areas and driveway leading to a single garage.

Contact the office to arrange a viewing today!





Ground Floor

Porch

UPVC entrance door, tile flooring and door to hall.

Hall

3.63m x 2.95m (11'11 x 9'8)

Central heating radiator, coving, loft access (scope for conversion), doors to reception room, kitchen, two bedrooms and shower room.

Reception Room

5.74m x 3.48m (18'10 x 11'5)

UPVC double glazed window, central heating radiator, gas fire in decorative surround, TV point and coving.

Kitchen

5.13m x 3.48m (16'10 x 11'5)

UPVC double glazed window, central heating radiator, wood panelled wall and base units with laminate worktops, high rise double oven, four ring electric hob, tiled splash back, extractor fan, one and half bowl stainless steel sink with draining board and mixer tap, space for fridge, plumbed for washing machine, coving, tiled flooring and UPVC door to conservatory.

Conservatory

3.02m x 1.73m (9'11 x 5'8)

UPVC double glazed windows, tiled flooring and UPVC door to rear.

Bedroom One

3.61m x 3.43m (11'10 x 11'3)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

3.63m x 3.00m (11'11 x 9'10)

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

Shower Room

2.36m x 2.06m (7'9 x 6'9)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity topped wash basin, direct feed rainfall shower with rinse head, storage, spotlights, fully tiled elevation and tiled flooring.

External

Front

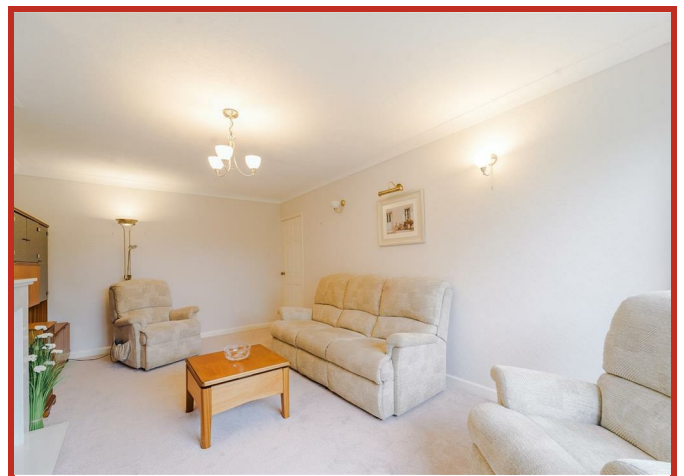
Driveway leading to garage and laid to lawn garden.

Rear

Enclosed laid to lawn, flagged patio, bedding areas and timber shed.



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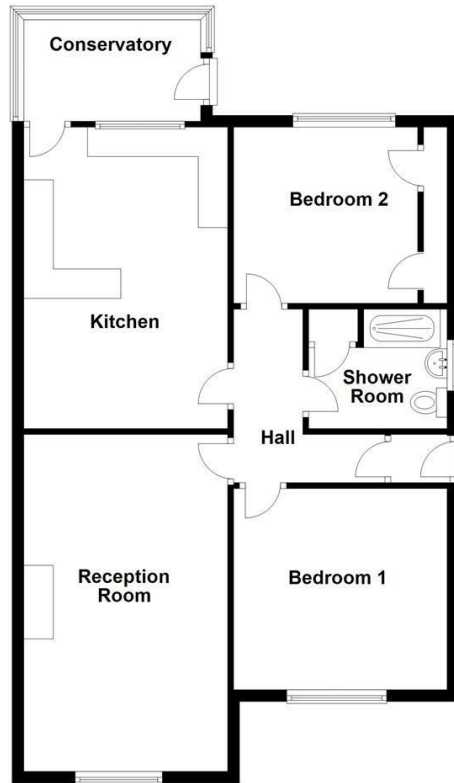
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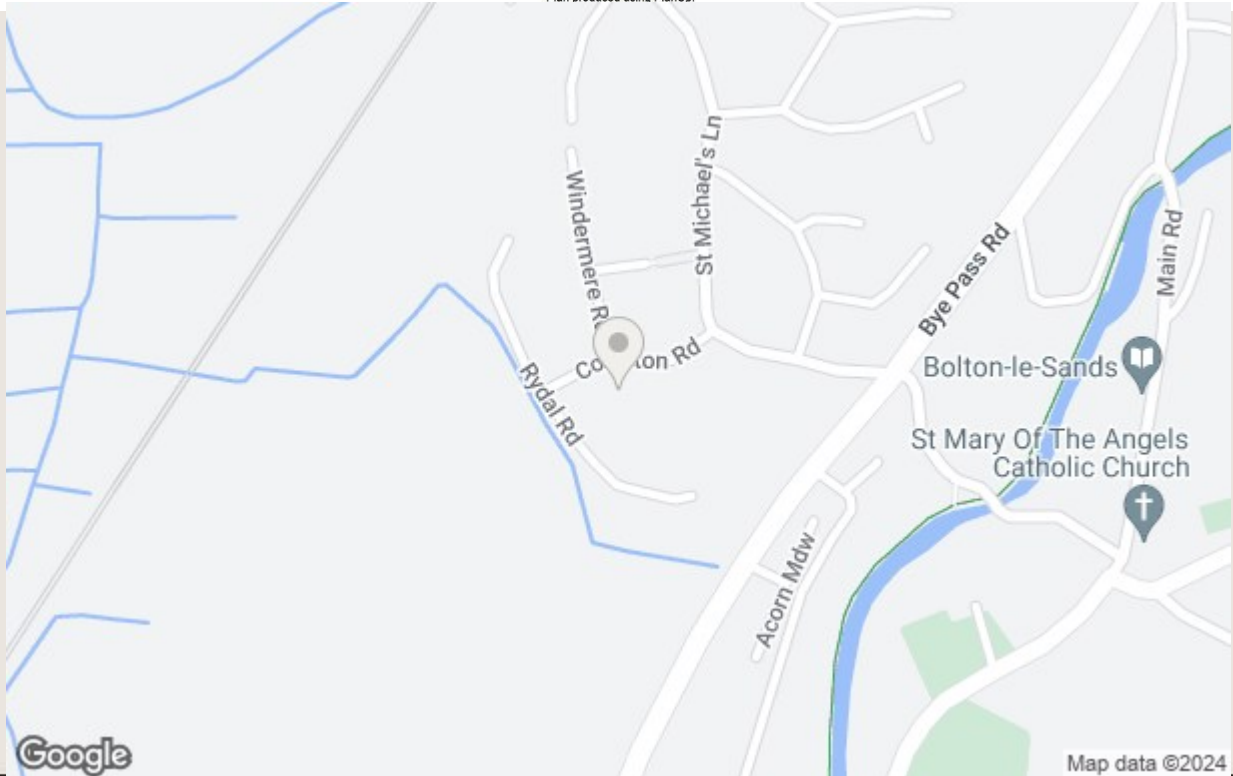
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Take a nosey round

Ground Floor



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 PlanUz.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
68	84
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	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	