



82, Swallow Close, Bolton Le Sands, Carnforth, LA5 8BN

82, Swallow Close, Bolton Le Sands, Carnforth

## The property at a glance 2 1 1

- Modern Two Double Bedroom Town House
- Generous Lounge Diner
- Stylish, Fitted Kitchen & Ground Floor WC
- Three Piece Bathroom Suite
- Double Glazing & Gas Central Heating
- Superb Garden & Canal Views to Rear
- Two Allocated Parking Spaces
- Sought After Location in Bolton Le Sands
- Close to Local Amenities & Transport Links

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**£995 PCM**



# Get to know the property



Modern two double bedroom town house set in the highly desirable village of Bolton Le Sands, boasting a delightful garden, two allocated parking spaces and fantastic canal views to the rear.

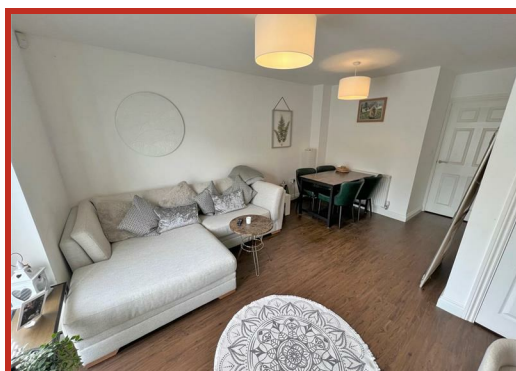
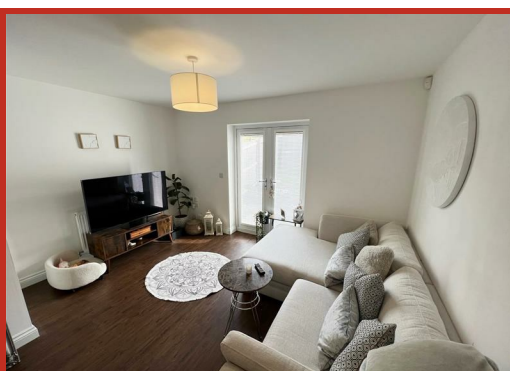
The ground floor offers a welcoming entrance hall with WC/cloaks room, modern fitted kitchen and generously proportioned lounge diner. The stylish kitchen offers a range of wall and base units in white with walnut effect worktops, integrated fridge freezer, oven, hob and extractor hood plus plumbing for washing machine. The spacious lounge diner is a bright and airy reception room with patio doors leading out to the rear garden and a useful under stairs storage cupboard.

Rooms to the first floor include two double bedrooms, bedroom two benefiting from a built in storage cupboard, and the three piece bathroom suite comprising bath with wall mounted shower, low flush WC and wash hand basin.

Further benefits to the property include double glazing and gas central heating throughout.

Externally, to the front elevation there are two allocated parking spaces and to the rear there is a good size garden, with a lawned area and paved patio area, ideal for outdoor seating and dining.

Situated in the popular village of Bolton Le Sands, the property is in a great location close to all local amenities including schools, post office, shops and restaurants. Bolton Le Sands is an ideal area for families, couples or individuals alike, with Carnforth, Morecambe and Lancaster all within easy reach. There are regular bus services, Carnforth train station and access to the M6 motorway nearby.





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Sands, Carnforth, LA5 8BN



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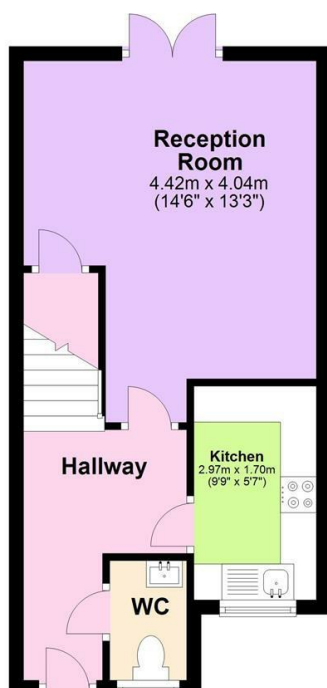
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# Take a nosey round

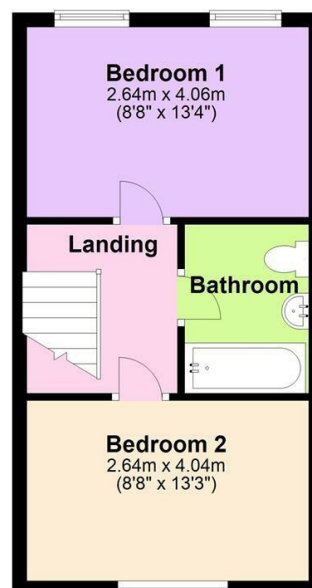
## First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



## Ground Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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