



**R&B**  
ESTATE AGENTS

79 Greenwood Avenue, Bolton Le Sands, Carnforth, LA5 8AW

79, Greenwood Avenue, Bolton Le Sands, Carnforth

## The property at a glance **3** **1** **1**

- Stunning Semi Detached Home
- Three Double Bedrooms
- Kitchen/ Dining Room
- Spacious Living Room
- Sprawling Rear Garden
- Sought After Location
- Tenure: Freehold
- Property Band:
- EPC:

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**£350,000**

# Get to know the property



Nestled in the charming area of Greenwood Avenue, Bolton Le Sands, this stunning semi-detached home offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The spacious living room provides an inviting space for relaxation, while the kitchen, which opens seamlessly to the dining room, is ideal for entertaining guests or enjoying family meals.

The property boasts a sprawling garden, a true highlight of the property, offering ample space for outdoor activities, gardening, or simply unwinding in the fresh air. The well-maintained garden enhances the overall appeal of the home, providing a picturesque setting for both relaxation and recreation.

For those with vehicles, the property features a driveway with parking for two vehicles, along with a garage for additional storage or parking needs. The location itself is beautiful, surrounded by the natural beauty of the area, making it a perfect spot for those who appreciate a tranquil lifestyle while still being within easy reach of local amenities.

This semi-detached property is not just a house; it is a place where memories can be made. With its inviting spaces and lovely outdoor area, it presents an excellent opportunity for anyone looking to settle in a serene and welcoming community. Don't miss the chance to make this delightful property your new home.





### Entrance Hall

UPVC window, radiator, smoke alarm, doors to living room, kitchen/diner, bedroom three, bathroom and stairs to first floor.

### Living Room

UPVC window, UPVC bay window, two radiators, spotlights, TV point, inglenook fireplace with brick surround, wooden mantel and marble hearth.

### Kitchen/Diner

UPVC window, UPVC bay window, vertical radiator, mix of wall and base units with quartz worktops, freestanding oven, five ring gas hob, extractor fan, one and a half bowl sink with recessed draining board and mixer tap, integrated fridge/freezer, wine cooler, dishwasher, smoke alarm, spotlights, window seating, laminate flooring and UPVC door to rear.

### Bedroom Three

UPVC window, radiator and under stair storage.

### Bathroom

UPVC window, dual flush WC, vanity wash basin with mixer tap, panel bath with mixer tap and rinse head attachment, extractor fan, partially tiled surround, heated towel rail and laminate flooring.

### First Floor

#### Landing

Smoke alarm, doors to bedroom one and bedroom two.

#### Bedroom One

UPVC window, radiator, built in wardrobes and door to en suite.

#### En Suite

UPVC window, dual flush WC, vanity wash basin with mixer tap, shower cubicle with direct feed shower, fully tiled surround, extractor fan, heated towel rail and laminate flooring.

#### Bedroom Two

UPVC window, radiator, TV point and under eave storage.

### External

#### Front

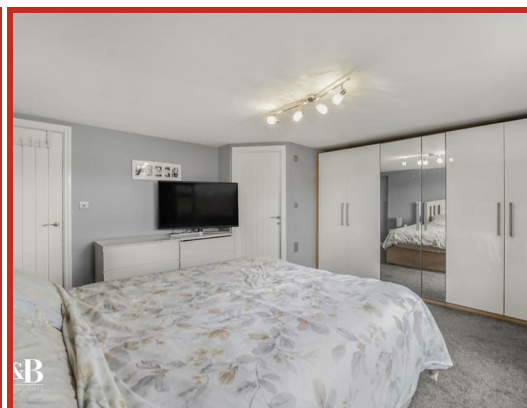
Off road parking for two, steps to rear and access to garage.

#### Rear

Patio area, outdoor tap, laid to lawn and pebbled area.

#### Garage

Plumbing for washing machine, boiler and access to undercroft.



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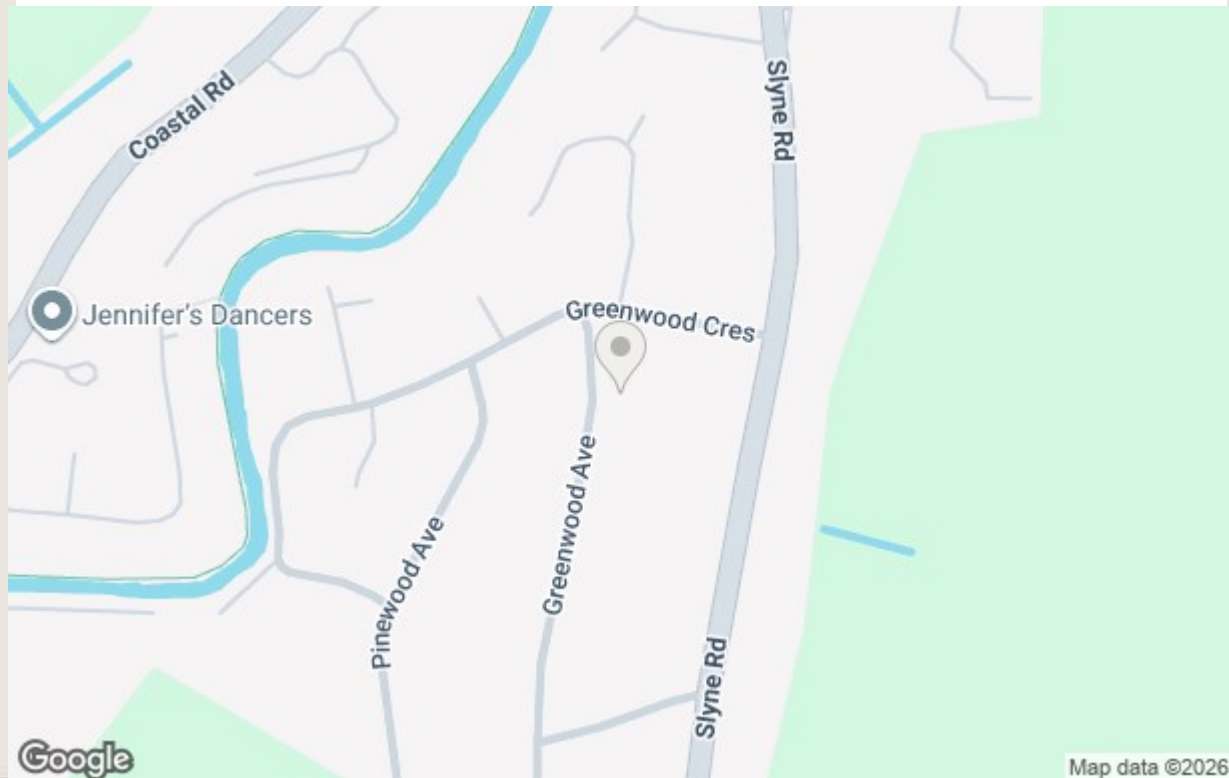
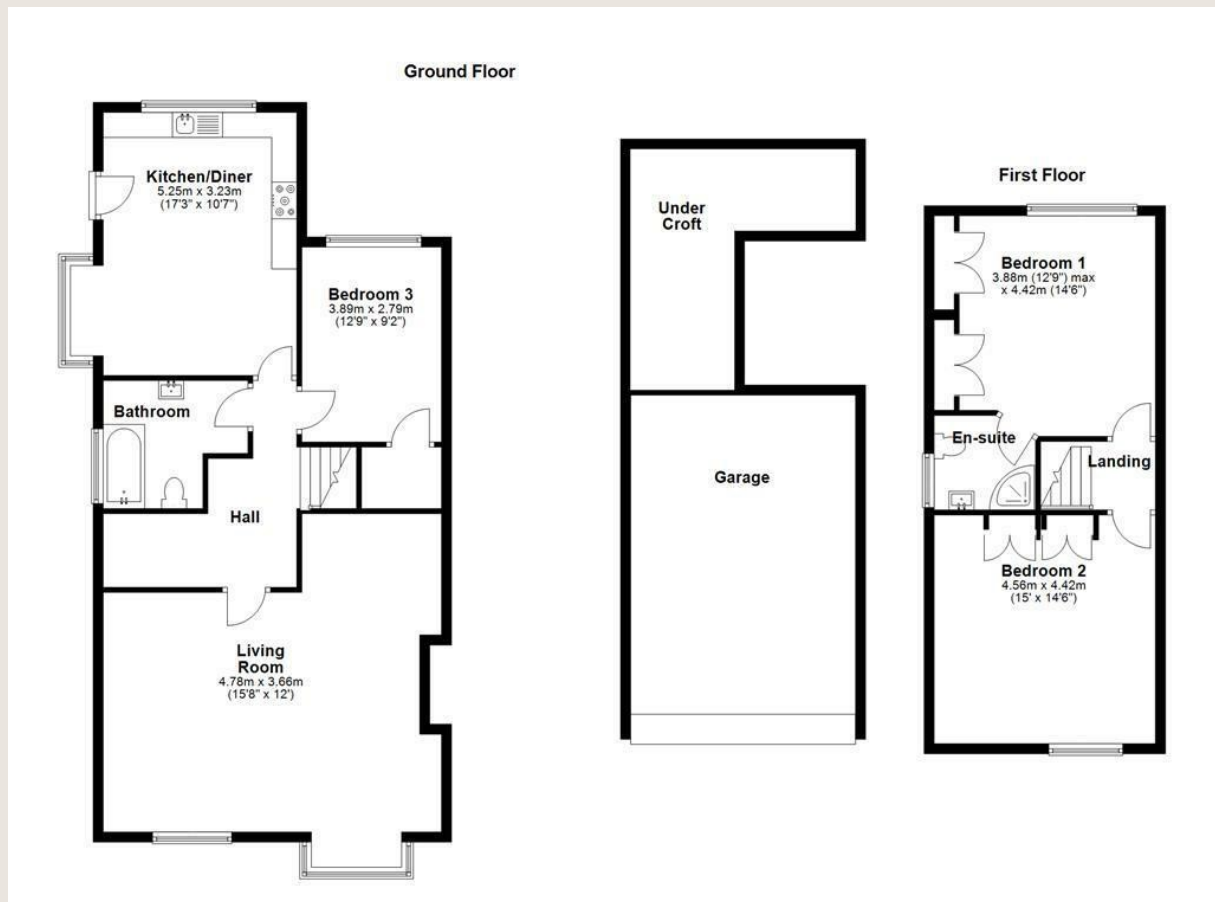
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <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>	
(65-80) <b>C</b>	
(55-64) <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	