



7 Fern Lea, Bolton Le Sands,  
Carnforth, LA5 8HU

7 Fern Lea, Bolton Le Sands, Carnforth

## *The property at a glance*

2  1  1 

- Generous First Floor Apartment
- Two Bedrooms with Fitted Sharps Wardrobes
- Bay Fronted Lounge & Spacious Kitchen Diner
- Modern Three Piece Shower Room
- Double Glazing & Gas Central Heating
- Boasts its Own Garage & Allocated Parking
- Sought After Location in Bolton Le Sands
- OFFERED WITH NO CHAIN DELAY!
- Band: A EPC: C
- No Additional Ground Rent/ Maintenance Fees

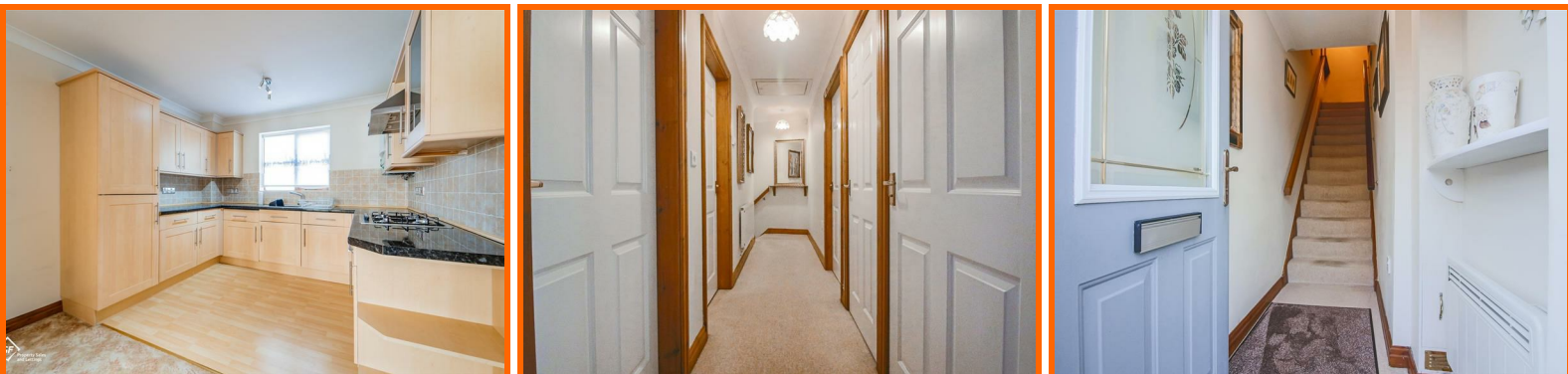


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# £175,000

# Get to know the property



Generously proportioned, two bedroom first floor apartment boasting its own garage and allocated parking- set in the sought after village of Bolton Le Sands, within easy reach of both the canal and coast!

This apartment would be perfect for a variety of purchasers including first time buyers, those looking to downsize, or as a 'lock up and leave' base for those who might travel frequently!

Offering spacious accommodation that has been well kept throughout and is decorated in neutral tones, perfect for a purchaser to put their own stamp on. Private entrance from the front elevation takes you up the stairs to the first floor landing/hallway; a welcoming entrance to the apartment which leads off to all rooms of the accommodation. Additionally, the landing/hallway has access to the loft via ceiling hatch and a built in storage cupboard - ideal for a cloaks cupboard.

At the end of the hallway you will find the lounge and kitchen diner, which also interconnect with double doors between! The bay fronted lounge is a bright and airy reception room with a feature coal effect, electric fire. The adjoining kitchen diner offers a range of wall and base units in a light wood effect with gloss black granite effect worktops to complement. With fully integrated appliances including fridge freezer, oven, hob, extractor hood, washing machine and dryer, the kitchen is equipped ready to go!

Both bedrooms are good size rooms benefiting from fitted Sharps wardrobes, with the master also offering a built in, walk in storage cupboard. The modern shower room offers a three piece suite comprising double shower enclosure with direct feed power shower, dual flush WC and wash hand basin, with the additional benefit of a built in storage cupboard.

Externally, the property benefits from its own garage (16'8 x 9'2) with up and over garage door.

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.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

## Ground Floor

### Entrance Vestibule

7'6 x 3'11

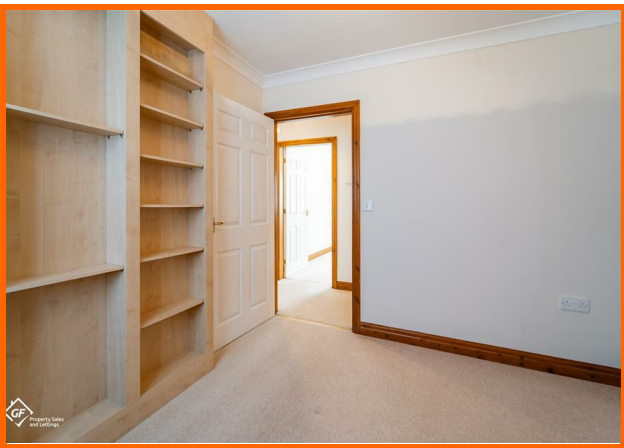
Composite double glazed entrance door and stairs to first floor.

### First Floor





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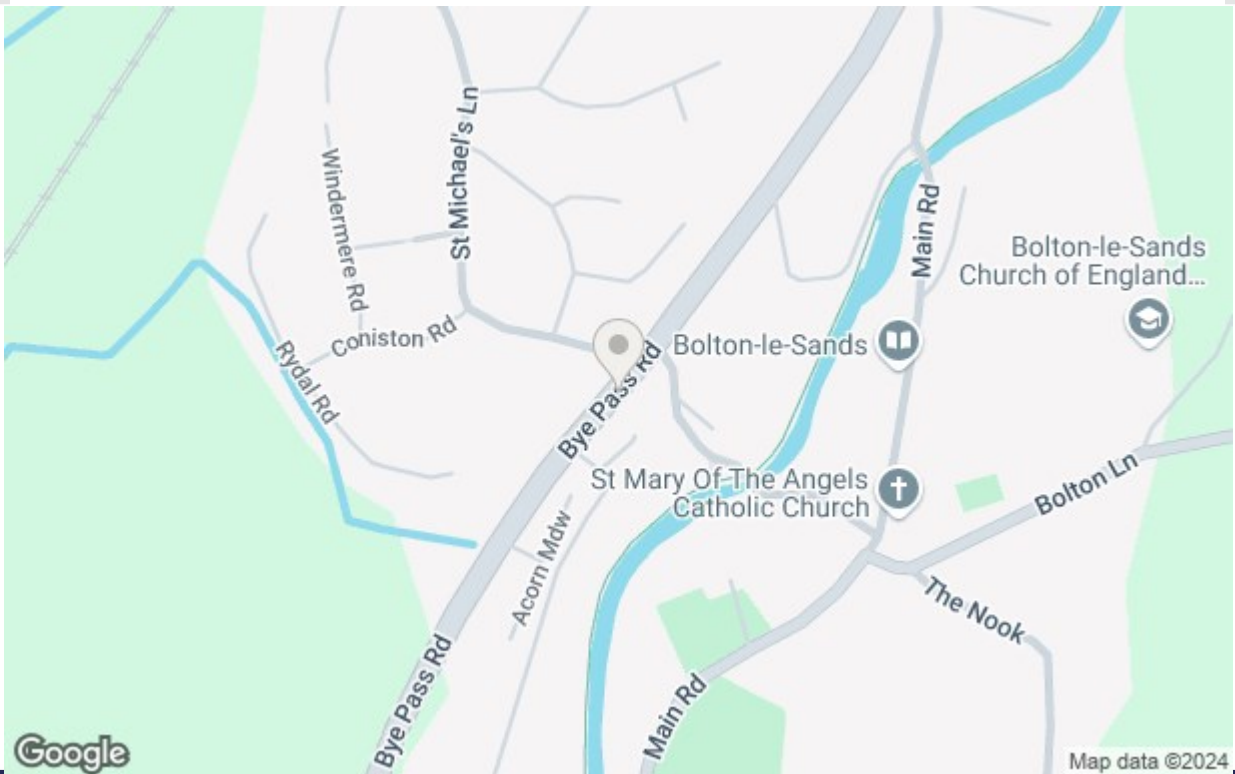
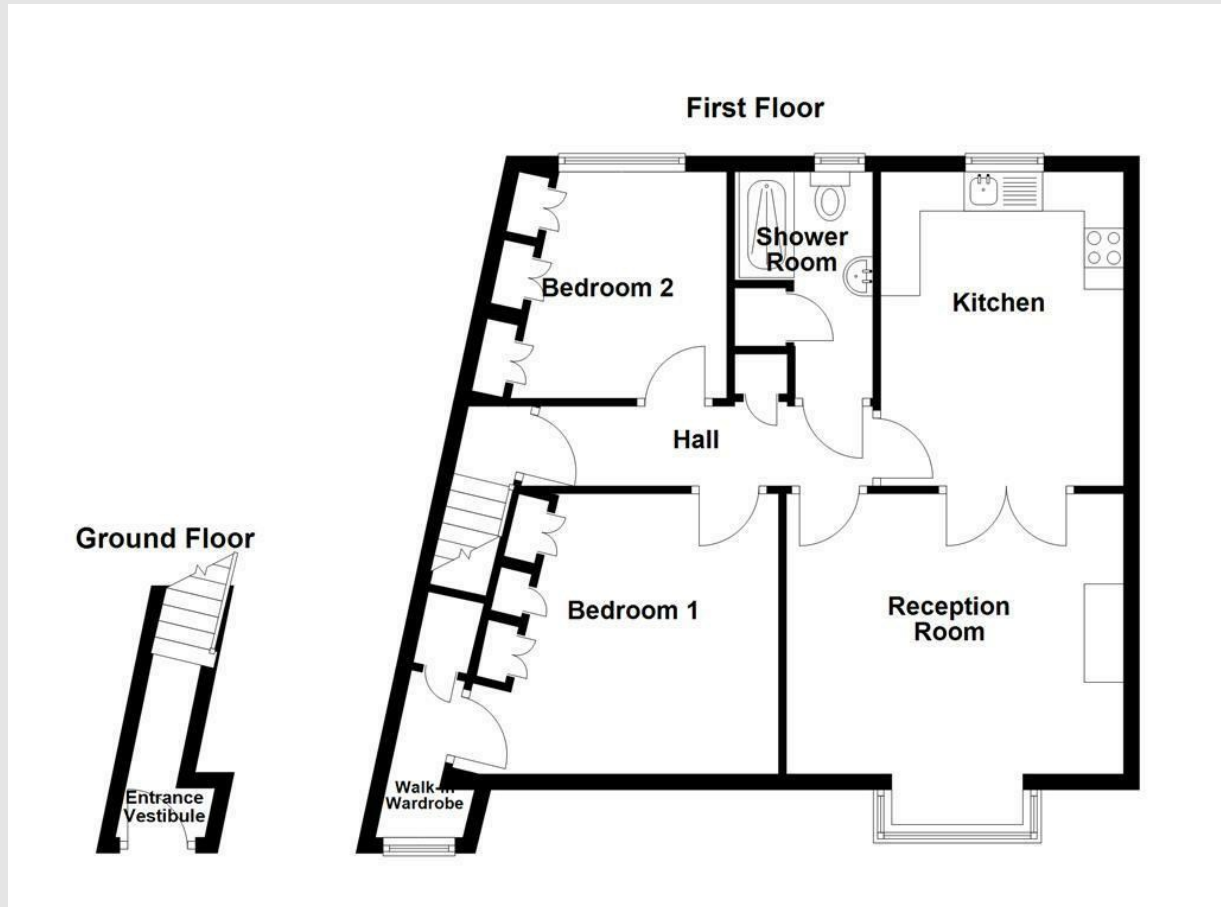
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# Take a nosey round



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