



37 Slyne Road, Bolton Le  
Sands, LA5 8AQ

37, Slyne Road, Bolton Le Sands

## ***The property at a glance***

2  1  2 

- Semi Detached Bungalow
- Two Bedrooms + Loft Room
- Living Room & Spacious Kitchen/Diner
- Utility & Shower Room
- Beautifully Maintained Rear Garden with Summerhouse
- Extensive Driveway
- Sought After Location with Views
- Tenure: Freehold
- Band: D
- EPC: C



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# **£325,000**

# Get to know the property



Nestled on Slyne Road in the charming village of Bolton Le Sands, this impressive semi-detached bungalow offers a delightful blend of comfort and style. Spanning an inviting 947 square feet, the property features two well-proportioned bedrooms, making it an ideal home for couples or small families.

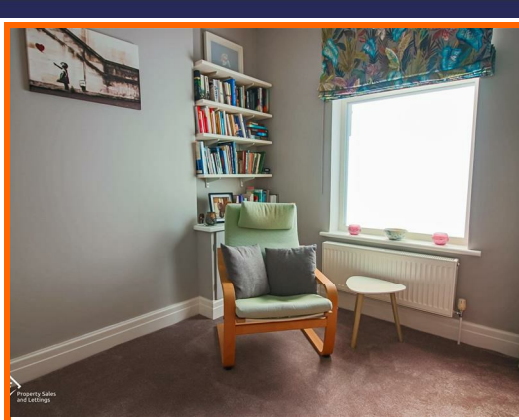
Upon entering, you are greeted by two spacious reception rooms, including a bright living room that provides a perfect space for relaxation. The stylish kitchen and dining area are designed for modern living, offering a wonderful setting for entertaining guests or enjoying family meals. The contemporary shower room adds to the appeal, ensuring convenience and comfort.

A notable feature of this bungalow is the staircase leading to a loft room, which presents an excellent opportunity for additional living space, whether it be a home office, playroom, or guest accommodation.

The extensive rear garden is a true highlight, meticulously maintained and providing a serene outdoor retreat. With lovely views from the property, it is an ideal spot for enjoying the fresh air or hosting summer gatherings.

Parking is a breeze with ample space for two vehicles at the front, making it perfect for families with multiple cars. The location is highly sought after, offering easy access to the M6 link road and the nearby seafront, ensuring that both convenience and leisure are at your fingertips.





## Porch

1.52m x 1.83m (5'54" x 6'15")

This bungalow is a rare find in a desirable area, combining modern amenities with a tranquil setting. It is a must-see for anyone looking to settle in Bolton Le Sands.

## Loft Room

3.96m x 3.00m (13'74" x 9'10")

UPVC double glazed window, electric, wooden flooring, eaves storage.

## Hallway

5.79m x 0.91m (19'79" x 3'32")

Spotlight lighting, central heating radiator, doors to living room, bedrooms 1 and 2, bathroom, utility and kitchen/dining room.

## Living Room

4.45m x 3.96m (14'07" x 13'93")

Coving, UPVC double glazed box bay window, window seat with storage, two central heating radiators, cast iron log burner with wooden mantel and stone hearth.

## Bedroom 1

2.74m x 3.05m (9'95" x 10'76")

UPVC double glazed window, central heating radiator, built in wardrobes with sliding mirror doors.

## Bedroom 2

2.74m x 3.05m (9'41" x 10'76")

UPVC double glazed window, central heating radiator, built in wardrobe.

## Shower Room

1.52m x 2.95m (5'90" x 9'08")

UPVC double glazed frosted window, central heating towel radiator, dual flush WC with bidet, vanity wash basin with mixer tap, mirrored wall unit with touch light and anti-fog technology, walk in direct feed shower, built in storage shelves, spotlight lighting, Karndean flooring.

## Utility

1.22m x 3.05m (4'41" x 10'81")

UPVC double glazed window, central heating radiator, plumbing for washing machine, space for tumble dryer, space for fridge freezer, laminate worktop, wall units, concertina door to shoe store.

## Kitchen/Dining Room

3.96m x 6.25m (13'85" x 20'06")

UPVC double glazed window, central heating radiator, vertical central heating radiator, NEFF double oven, integrated fridge freezer, integrated dishwasher, integrated extractor hood with lights, NEFF 4 ring induction hob, 1.5 stainless steel sink with draining board and mixer tap, worktops, wall and base units, built in banquette seating with storage, electric under floor heating in the dining area, UPVC double glazed french doors to rear.

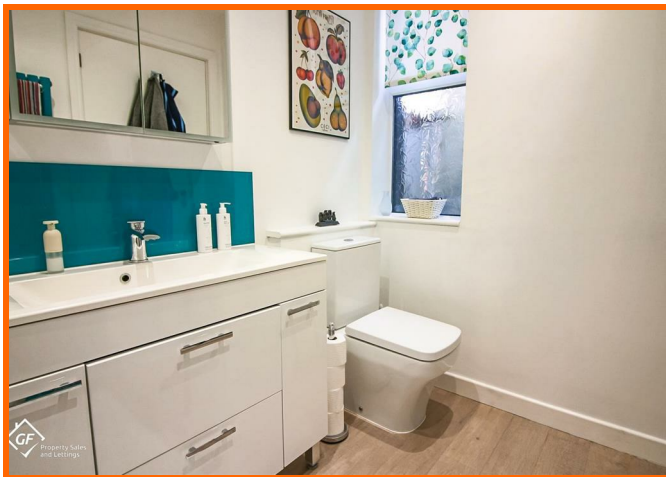
## Rear External

Indian paving stone patio and path, shed with electric, laid lawn, 'wild garden' and wildflower area to encourage biodiversity, planted bed with mature plants, greenhouse and summer house.

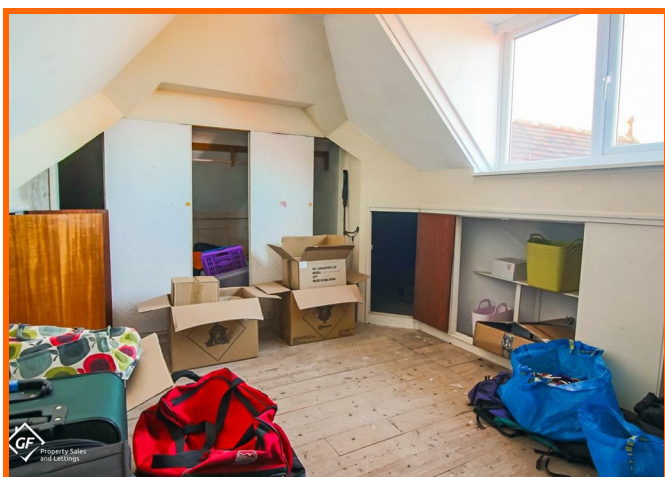
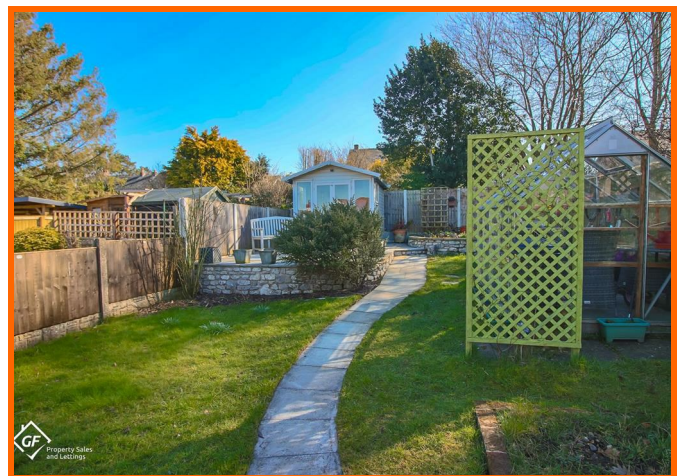
## Front External

Paved driveway with planted border.

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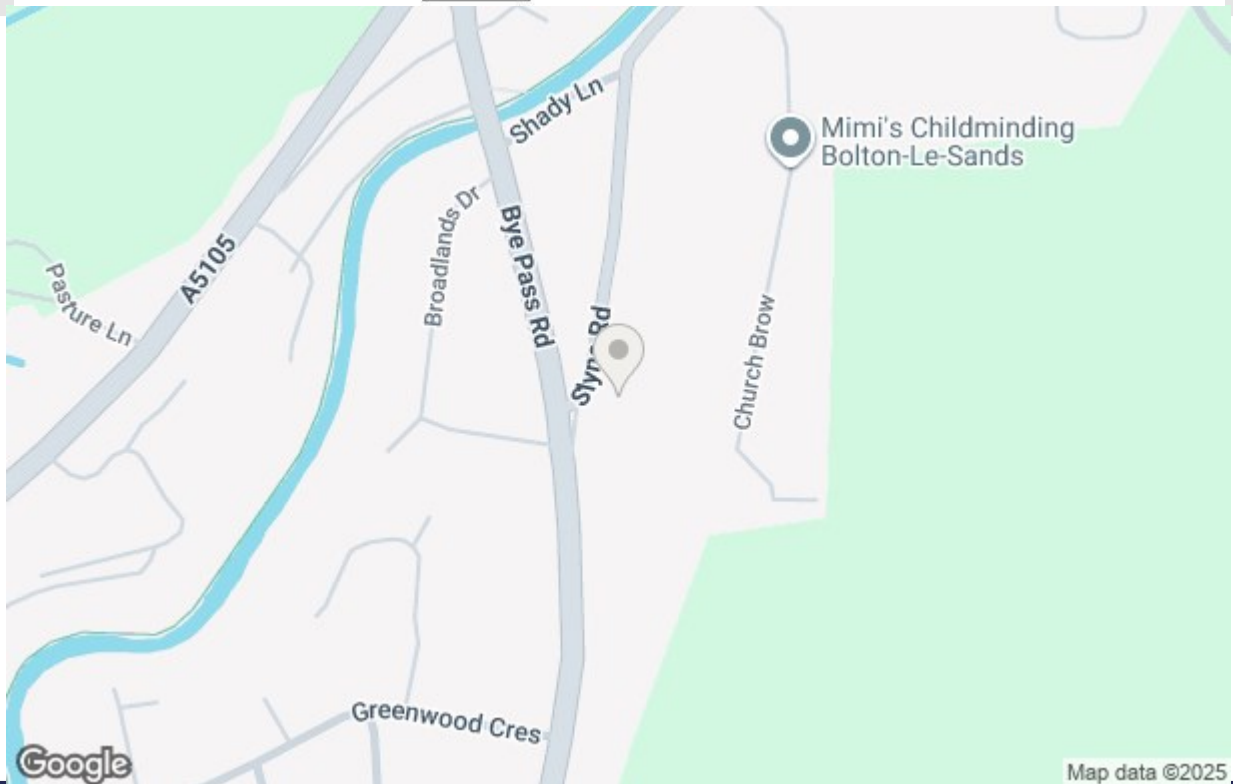
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# Take a nosey round



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (65-80) C                                   |  |                         |           |
| (55-64) 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (65-80) C                                                       |  |                         |           |
| (55-64) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |