



Bolton Le Sands

£250,000

22 Town End, Bolton Le Sands, Carnforth, LA5 8JF

Tucked away in a quiet cul-de-sac location in the heart of Bolton Le Sands, 22 Town End is a beautiful example of a spacious family home. Being well presented through out, whilst boasting terrific canal side walks from your back garden. Offering two reception rooms, three generous size bedrooms, downstairs W.C, detached garage and ample off street parking, this property is definitely not one to be missed.

Quick Overview

- Three Bedroom Semi Detached Family Home
- Sought After Village Location
- Two Reception Rooms
- Detached Garage
- Private Entrance onto the Canal
- Easy Access to the Bay Gate Way & M6 Motorway
- Private Enclosed Rear Garden
- Located Close to Local Amenities and Transport Links
- Ample Off Street Parking
- Superfast 80Mbps Broadband Available*



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Superfast
80Mbps



Driveway &
Garage

Property Reference: C2261



Canal Access from the Rear Garden



Living Room



Dining Room



Kitchen

Property Overview Upon entrance to the property, you step into the welcoming hallway, which in turn leads through into the light and airy first reception room featuring a beautiful bay window, electric fire and is complete with neutral décor. The homely feel continues into the second reception room which can also be utilised as a dining area, this room provides access into the well presented kitchen which features a range of base and wall units, space for undercounter fridge, oven and washing machine complete with stylish parquet flooring, just off the kitchen you will find a handy downstairs W.C, the rear garden can be accessed from the kitchen.

To the first floor you will find three spacious bedrooms, each room is wonderfully presented with modern décor and is ready for the new homeowner to put their own personal stamp on the property, with the larger bedroom overlooking the front elevation and the other two bedrooms having beautiful rear elevation views of the canal, which have ample space for storage and additional furniture. Also on the first floor you will find the stylish three piece bathroom suite comprising bath with shower attachment, low flush WC and wash hand basin complete with tiled surround.

Outside To the front of the property is a block paved driveway leading down to the garage providing plenty of easy level parking. The rear garden is superb for families or those with green fingers. There is a lawn area with planted borders, established shrubs and perennials providing an abundance of colour. The rear garden also features a low maintenance patio area which provides private access onto the canal perfectly suited for summer walks.

Parking There is ample off road parking available. There is also a large garage but is now in need of repair

Location Bolton Le Sands is a very popular village location with some wonderful quiet residential streets, good local amenities, and great access to the surrounding countryside. A perfect location for dog walkers, and if this isn't enough the canal running through the heart of the village gives more options for walks. The area also boasts some well-liked pubs The A6 in Bolton-le-Sands hosts a busy Co-op, Spar with a Petrol Station, with the large supermarkets in Carnforth and Morecambe easily accessible within 10 to 15 minutes by car or by one of the many buses that pass through.

From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and head out of Carnforth, over the mini roundabout and into Bolton Le Sands. Carry on along through Bolton Le Sands proceed past through the third set of traffic lights over the canal bridge taking the first left onto Town End with Number 22 being situated in the cul-de-sac to your right hand side.

What3Words ///caressed.forest.endearing

Accommodation with approximate dimensions

Living Room 17' 10" x 11' 2" (5.44m x 3.4m)

Dining Room 10' 6" x 8' 4" (3.2m x 2.54m)

Kitchen 13' 3" x 7' 3" (4.04m x 2.21m)

Bedroom One 11' 9" x 11' 2" (3.58m x 3.4m)

Bedroom Two 11' 2" x 10' 4" (3.4m x 3.15m)

Bedroom Three 9' 8" x 7' 2" (2.95m x 2.18m)

Property Information

Services Mains gas, mains electricity, mains water and drainage.

Council Tax Band - C Lancaster City Council.

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Kitchen



Bedroom One



Bedroom Two



Rear Garden

22 Town End, Bolton Le Sands, Carnforth, LA5

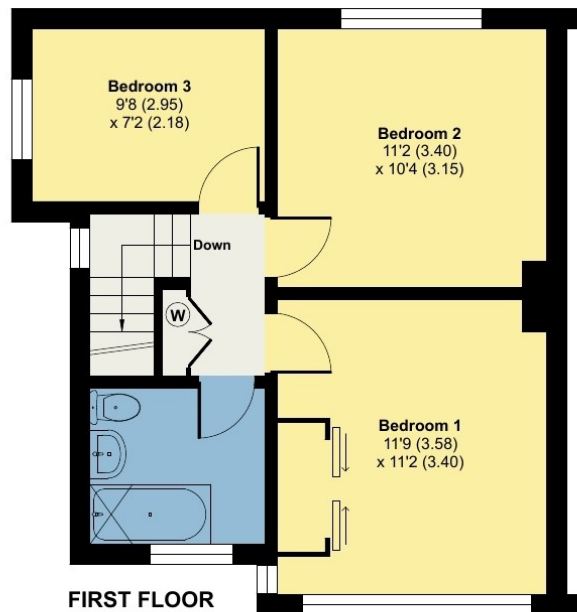
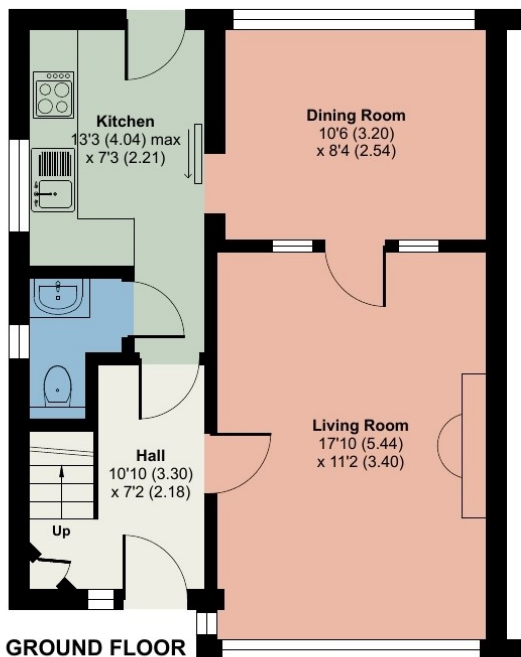
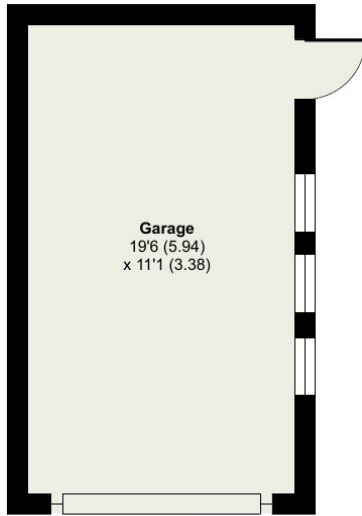


Approximate Area = 932 sq ft / 86.6 sq m

Garage = 216 sq ft / 20 sq m

Total = 1148 sq ft / 106.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hackney & Leigh. REF: 952225

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