



## Bolton Le Sands

£325,000

17 Keats Avenue, Bolton Le Sands, Carnforth, Lancashire, LA5 8HH

Tucked away in a quiet cul-de-sac location this true bungalow is on a large corner plot perfect for green fingered enthusiasts.

Boasting three double bedrooms, a large living room, good sized dining room and a well appointed shower room.

This property would suit an array of new owners from first time buyers to retirees alike.

### Quick Overview

- Detached True Bungalow
- Three Double Bedrooms
- Spacious Living Room
- Potential To Update And Upgrade
- Cul-de-Sac Location
- Driveway and Garage
- Nearby Commuter Links
- Close To Local Amenities
- No Onward Chain
- Ultrafast Broadband 1000 Mbps\*



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Ultrafast  
Broadband



Drive way And  
Garage

Property Reference: C2243



Living Room



Kitchen



Spacious Entrance Hallway



Shower Room

**Location** Located in the charming village of Bolton le Sands, this property offers convenient access to local amenities and canal walks. Situated within easy reach of both Lancaster and Morecambe, this picturesque village is well-connected to major transport links, including the M6 motorway and the West Coast mainline.

The village itself offers a range of local shops, pubs, and restaurants, as well as stunning canal and coastal walks and panoramic views of Morecambe Bay.

This property presents a unique opportunity to enjoy the best of both worlds - a tranquil village lifestyle with easy access to the wider area.

**Property Overview** Stepping into 17 Keats Avenue into the bright and airy hallway you have access to all the well-appointed rooms, the spacious living room is perfect for cozy evenings with loved ones or entertaining guests. Natural light streams in through large windows, creating a warm and inviting atmosphere, access leads out from here through the patio doors to the beautiful rear garden.

The kitchen has a range of wall and base units with complementing worktops with space for appliances. From the kitchen you lead into the boot room which is an essential addition for those who appreciate an organized and clutter-free home. The boot room ensures you have a dedicated space to store your outdoor gear, keeping your living areas pristine.

The modern bathroom is stylish and functional with a w/c, hand wash basin and rainfall shower unit. There is also the added benefit of a handy additional w/c next to bedroom one. The spacious bedrooms are all double in size and are light and bright, bedroom one has the added benefit of built in wardrobes providing you with an efficient and stylish storage solution, perfect for keep your belongings organized and easily accessible.

Bedroom three is currently used as a dining room making an inviting space and providing the perfect backdrop for hosting family dinners, entertaining friends, and creating lasting memories.

This true bungalow is a real gem in Bolton-le-Sands set in a serene setting and now just waiting for the next lucky homeowner to put their stamp on it and make it their own. Don't miss this fantastic opportunity to make this house your forever home.





Bedroom Three/Dining Room



Living Room





**Boot Room**



**Bedroom One**



**Bedroom One**



**Bedroom Two**

**Outside** To the front of the property there is ample parking on the block paved driveway and also a lovely lawn area with mature trees and shrub.

To the rear of the home, the generous garden is mainly laid to lawn with an array of mature well established plants, shrubs and trees, there is also a patio area making a perfect space for a bistro set to sit out in the afternoon sunshine.

The expansive garden offers endless possibilities, whether you have a green fingers and want to cultivate your dream garden or you simply want a peaceful place to unwind and enjoy the fresh air.

**Parking** There is a good sized single garage and a driveway providing parking for several vehicles

**Directions** From the Hackney & Leigh Carnforth Office head up Market Street and turn right onto Lancaster Road. Follow the road out of Carnforth and into Bolton Le Sands. After passing the turning for Hawthorn Road on the right, take the next right hand turning onto Mill Lane. Take the second left onto Sunnybank Road, and then the second left onto Keats Avenue and the property can be identified by a For Sale board.

**What3Words** ///view.cautious.kilowatt

**Accommodation (with approximate dimensions)**

**Living Room** 18' 0" x 16' 4" (5.49m x 4.98m)

**Kitchen** 11' 10" x 8' 5" (3.61m x 2.57m)

**Bedroom One** 17' 10" x 14' 10" (5.44m x 4.52m)

**Bedroom Two** 11' 0" x 9' 10" (3.35m x 3m)

**Bedroom Three/Dining Room** 11' 0" x 8' 10" (3.35m x 2.69m)

**Garage** 19' 1" x 9' 11" (5.82m x 3.02m)

**Property Information**

**Services** Mains gas, water and electricity.

**Council Tax** Band D - Lancaster City Council.

**Tenure** Freehold. Vacant possession upon completion.

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

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office





Rear Garden



Rear Garden





Driveway



Ordnance Survey 00368716

Request a Viewing Online or Call 01524 737727



# Meet the Team

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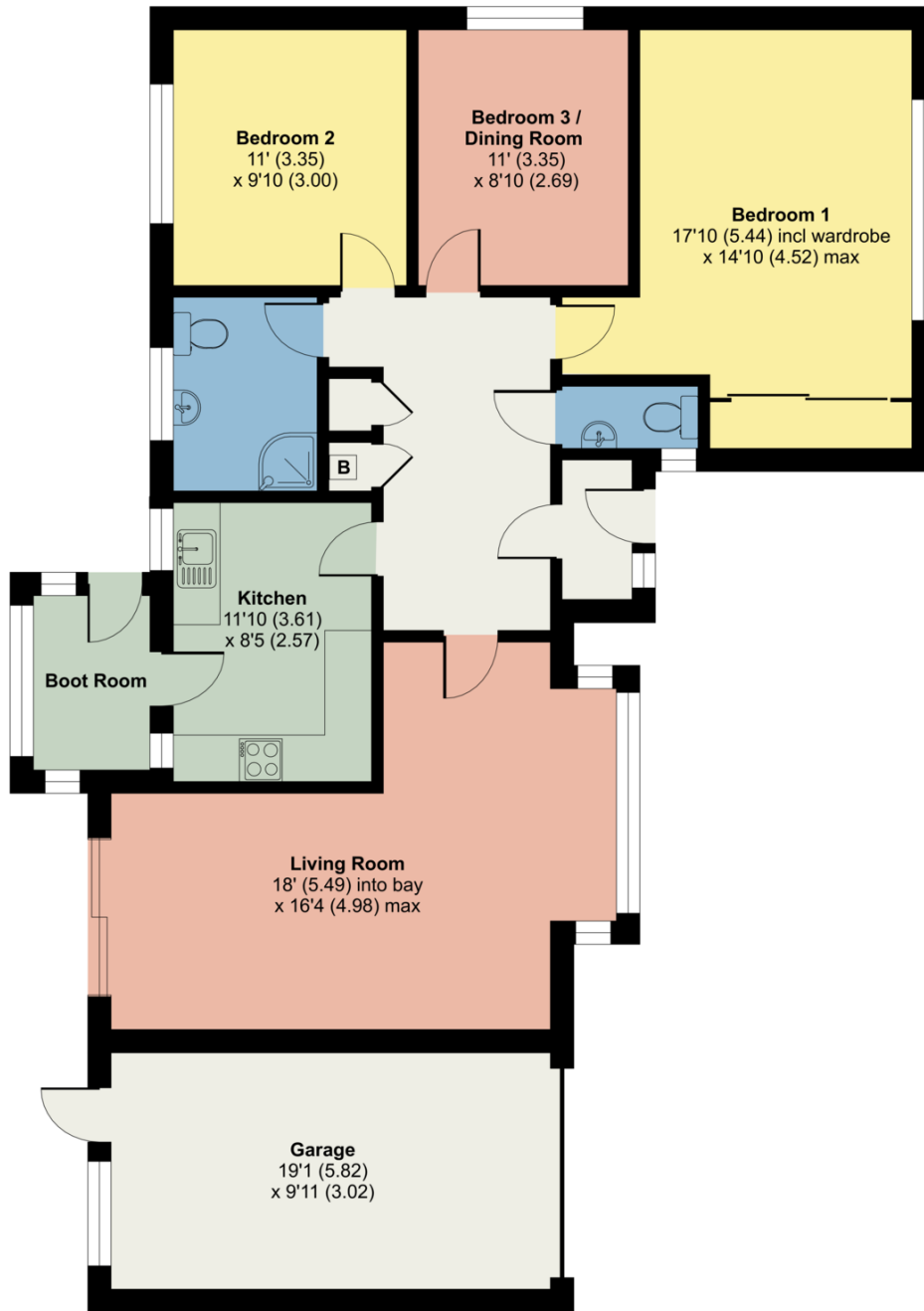
# Keats Avenue, Bolton Le Sands, Carnforth, LA5

Approximate Area = 1093 sq ft / 101.5 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1284 sq ft / 119.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1040587

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