



Bolton Le Sands

£240,000

3 St. Margarets Road, Bolton Le Sands, Carnforth, LA5 8EN

Situated in the popular village location of Bolton-le-Sands, this traditional detached bungalow boasts two good sized bedrooms, a spacious modern kitchen, secure low maintenance rear garden and has the added benefit of a garage and off street parking.

This property is subtly modified for wheelchair accessibility, with ramp access to the rear and adapted bathroom. This home will appeal to a variety of buyers and could make your perfect next home.

Quick Overview

Detached True Bungalow

Two Double Bedrooms

Spacious Modern Kitchen

Adapted Bathroom

Garage And Driveway

Low Maintenance Gardens

Close to Local Amenities

Nearby Transport Links

Sought After Location

Ultrafast 1000Mbps* Broadband Available



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Ultrafast
Broadband



Garage And
Driveway

Property Reference: C2430



Kitchen



Living Room



Bedroom Two



Bedroom One

Location Situated in the popular village of Bolton Le Sands, the property is in a great location close to all local amenities including a 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.

Property Overview Step into this recently refurbished home and be greeted by the light and airy feel this charming home has to offer.

To the left of the hall there is a newly fitted kitchen with a range of wall and base units and tasteful tiling, there is an integrated electric oven and hob and also space for freestanding appliances, there is room in here for a small dining table and access leads out to the rear garden via the handy porch that is ideal for storage.

To the front of the bungalow there is a welcoming living room with feature fireplace and large dual aspect windows, the bay window overlooks the front garden and is decorated neutrally and just waiting for the new owner to put their individual stamp on it.

Bedroom one situated at the rear of the property is a good-sized double room and has patio doors leading out via the ramp down to the peaceful low maintenance garden. Bedroom two is at the front of the property and again is a spacious double.

The bathroom is adapted for disability access and has an accessible bath with shower overhead, hand wash basin and w/c there is floor to ceiling aqua paneling creating a bright and sleek room that is easy to maintain.

Outside & Parking Externally, this property provide both convenience and charm. The front garden is low-maintenance and the driveway offers ample off-street parking for vehicles and has the added benefit of a garage.

To the rear of this delightful bungalow the paved garden can be accessed from the driveway, the kitchen porch or via the ramp off bedroom one, the well maintained border shrubs provide a picturesque backdrop that ensures privacy from neighbouring properties..

Directions From the Hackney & Leigh Carnforth Office head up Market Street and turn right at the traffic lights onto Lancaster Road. Follow the road out of Carnforth, straight over at the mini roundabout, into Bolton Le Sands.

Entering the village take the second turning on the right on to St. Nicholas lane, following the road along take the second right onto St. Margarets Road and the property is located on the left.

What3Words ///homing.sheep.perused

Accommodation with approximate dimensions

Living Room 17' 5" x 11' 10" (5.31m x 3.61m)

Kitchen 11' 10" x 10' 7" (3.61m x 3.23m)

Bedroom One 12' 0" x 10' 7" (3.66m x 3.23m)

Bedroom Two 11' 11" x 9' 11" (3.63m x 3.02m)

Garage 18' 8" x 8' 10" (5.69m x 2.69m)

Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council - Band C.

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).



Bathroom



Rear Patio



Rear Garden



Garage

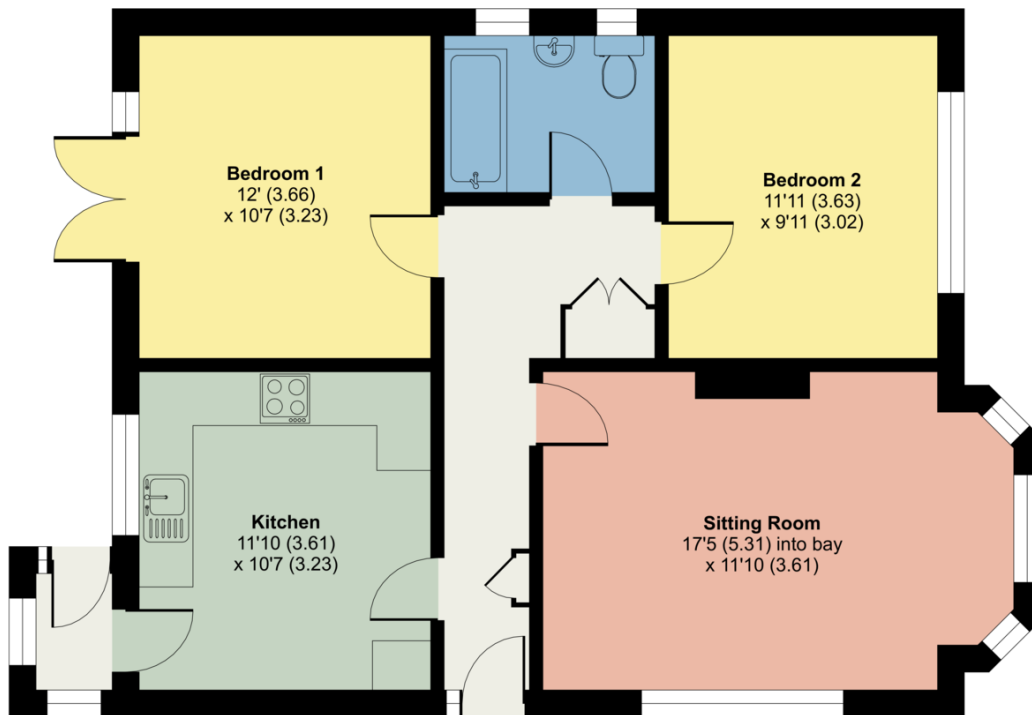
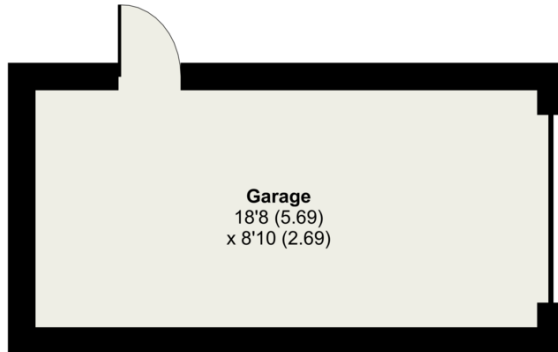
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Approximate Area = 762 sq ft / 70.8 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 927 sq ft / 86.1 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 2024. Produced for Hackney & Leigh. REF: 1157814

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