



Bolton Le Sands

£285,000

3 Cross Hill Court, Bolton Le Sands, LA5 8EG

Tucked away in a quiet cul-de-sac within the popular village of Bolton Le Sands, 3 Cross Hill Court is the perfect example of a modern family home. Thoughtfully updated by the current owners, boasting two reception rooms, three bedrooms, a well-appointed main bathroom, a convenient downstairs shower room, and a private patio garden.

Quick Overview

Three Bedroom Link Detached House
 Situated in the Sought After Village of Bolton Le Sands
 Two Reception Rooms
 Well Presented Throughout
 Off Street Parking
 Perfect Family Home
 Quiet Residential Location
 Short Stroll from Local Shops and Amenities
 Easy Reach of M6 Motorway and Transport Links
 Ultrafast Broadband Available*



3



2



2



D



Ultrafast
Broadband



Driveway

Property Reference: C2436



Living Room



Kitchen



Dining Room/Bedroom Four



Bedroom One

Location The popular village of Bolton Le Sands is 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 beautifully presented family home, where neutral décor and modern touches create an inviting atmosphere. Upon entering, you'll find a convenient downstairs shower room on your left and a handy storage cupboard on your right.

Continue into the living room, a cosy yet spacious area filled with natural light from the sliding and French doors that open onto the patio garden. Adjacent to the living room is the stylish, newly fitted kitchen, featuring shaker-style cabinetry, complementing countertops, a white tile splashback, and thoughtfully designed downlighters. The kitchen is well-equipped with space for a dishwasher, a free-standing fridge freezer, and plumbing for a washing machine.

Also on the ground floor is an additional reception room, versatile enough to be used as a dining room, an extra bedroom, a children's playroom, or a home office, tailored to suit your lifestyle needs.

Upstairs, you'll discover three well-appointed bedrooms. Bedrooms one and two are well proportioned doubles, each with built-in wardrobes, while bedrooms two and three offer charming views of the church creating a picturesque backdrop. The first floor is completed by a sleek and stylish shower room, featuring a walk-in shower with a waterfall showerhead, a vanity sink, a W.C., and chrome finishes.

Outside & Parking Externally, the property offers allocated parking at the front. A practical storage area to the front, accessible through the garage door, adds extra functionality.

The patio garden is thoughtfully designed, featuring a paved area perfect for outdoor seating and relaxation. A timber pergola adds character whilst the garden is enclosed by flowers, shrubs and stone walls, offering privacy and a sense of seclusion.

Directions 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 and bear left continuing onto Main Road and proceed along this road taking your second left onto The Nook and your immediate right onto Cross Hill Court where you will find number 3 positioned to the right straight on.

What3Words ///grudging.acoustics.punctuate

Accommodation with approximate dimensions

Living Room 17' 5" x 16' 7" (5.31m x 5.05m)

Kitchen 10' 4" x 9' 0" (3.15m x 2.74m)

Dining Room/Bedroom Four 10' 2" x 9' 3" (3.1m x 2.82m)

Bedroom One 12' 8" x 8' 7" (3.86m x 2.62m)

Bedroom Two 11' 1" x 10' 5" (3.38m x 3.18m)

Bedroom Three 10' 6" x 6' 11" (3.2m x 2.11m)

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.



Bedroom Two



Bedroom Three



Shower Room

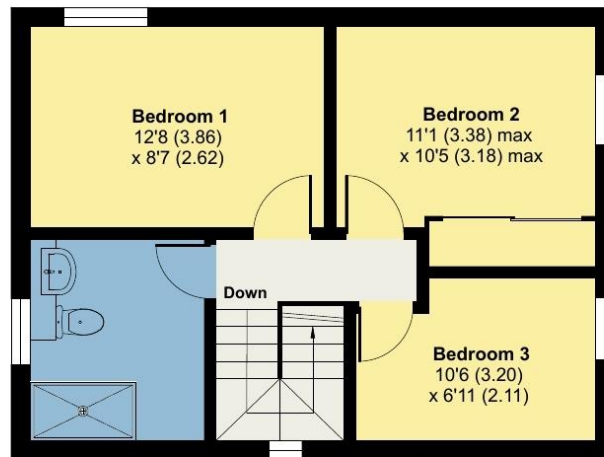


Garden

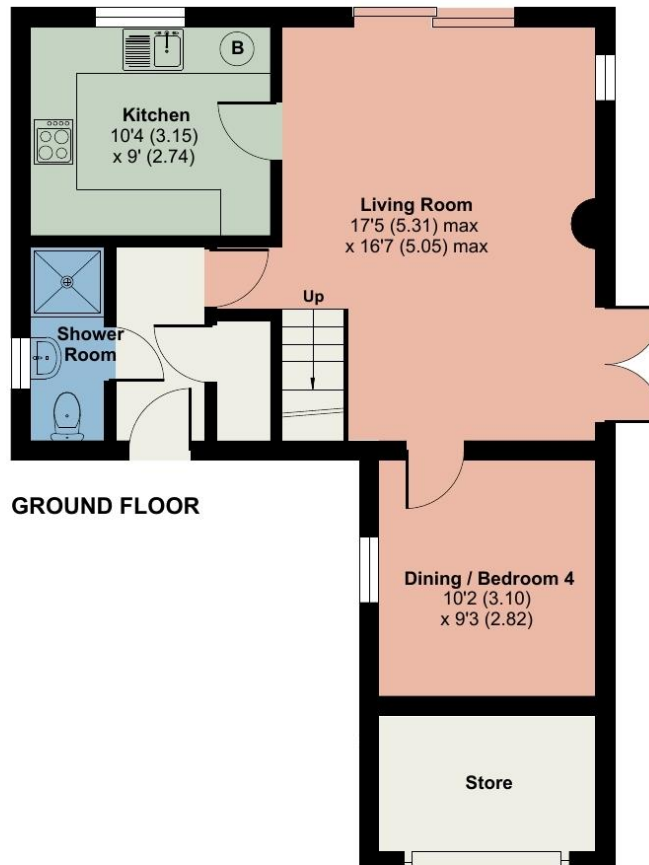
Cross Hill Court, Bolton Le Sands, Carnforth, LA5

Approximate Area = 971 sq ft / 90.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Hackney & Leigh. REF: 1167916

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