



Bolton Le Sands

£345,000

63 Greenwood Avenue, Bolton Le Sands, Carnforth, LA5 8AW

Nestled in the sought-after village of Bolton le Sands, 63 Greenwood Avenue is a deceptively spacious home set on a generous plot, offering versatile living that's perfect for families or those seeking single-level convenience without compromising on space.

Enjoy the best of both worlds with a peaceful residential setting just moments from local shops, amenities, and picturesque walking routes—all while being within easy reach of Lancaster city centre.

Quick Overview

Beautifully Extended Dormer Bungalow

Three Double Bedrooms

Ample Off Street Parking and Garage

Good-Sized South Facing Garden

No Chain Delay

Situated in the Sought After Area of Bolton le Sands

Quiet Residential Setting

Ultrafast Broadband Available*



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Ultrafast
Broadband



Driveway

Property Reference: C2492



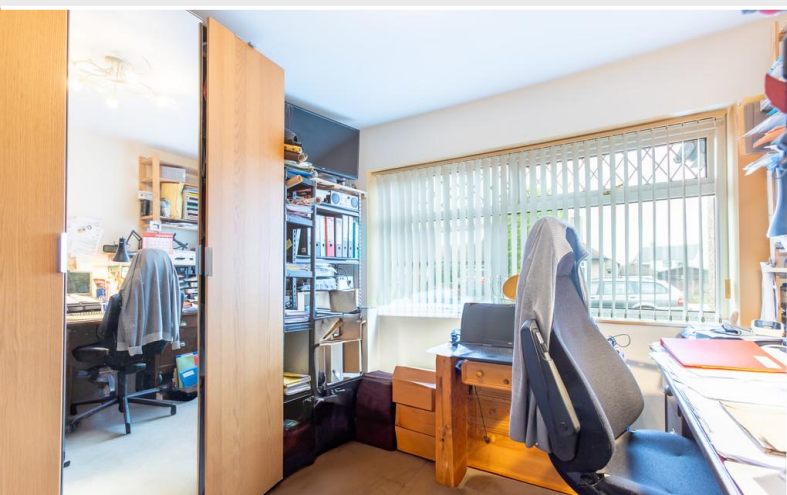
Entrance Hall



Bathroom



Bedroom Two



Bedroom Three

The current owners have thoughtfully extended and modernised the property throughout, creating a stylish and inviting home. Step inside to discover the bright and airy living space, where the extended lounge/dining area boast bifold doors opening onto the private rear garden. Natural light floods the room, enhancing its spacious feel, while a feature fireplace adds a cosy touch.

The kitchen is both practical and beautifully designed, featuring classic shaker-style cabinetry, wood-effect worktops, and a sleek black composite sink with a view over the garden. Quick-Step flooring flows seamlessly throughout the ground floor, adding to the home's contemporary appeal.

The modern family bathroom is finished to a high standard, with tiled walls, an L-shaped bath with an overhead shower, wall-hung sink, toilet, and a chrome heated towel rail.

Two well-proportioned double bedrooms are also located on the ground floor, both offering front-facing aspects. Bedroom two benefits from built-in wardrobes, adding extra storage.

Upstairs, the impressive main bedroom is a true retreat. Rustic beams and a Velux window add character, while built-in wardrobes and additional eaves storage provide practicality. The luxurious ensuite is open to the bedroom, featuring a sleek walk-in shower, pedestal sink, and toilet, all finished in a modern, stylish design.

Externally, 63 Greenwood Avenue sits on a delightful plot, with a beautiful south-facing, private rear garden designed for both relaxation and entertaining. A well-proportioned decking area provides the perfect spot for outdoor dining, extending onto a well-maintained lawn bordered by mature trees, shrubs, and colourful flowers.

The property also benefits from a garage, offering excellent storage options and plumbing for a washing machine - adding practicality to this fantastic home.

At the front, a generously sized, low-maintenance paved driveway provides ample off-street parking for multiple vehicles.



Living Room



Dining Area



Kitchen



Kitchen



Bedroom One



Ensuite Shower Room

Accommodation with approximate dimensions

Living Room 15' 5" x 10' 11" (4.7m x 3.33m)

Dining Room 10' x 9' 8" (3.05m x 2.95m)

Kitchen 13' 5" x 10' 10" (4.09m x 3.3m)

Bathroom

Bedroom One 14' 8" x 14' 2" (4.47m x 4.32m)

Ensuite Shower Room

Bedroom Two 11' 11" x 10' 11" (3.63m x 3.33m)

Bedroom Three 11' 7" x 10' 11" (3.53m x 3.33m)

Garage 15' 7" x 8' 2" (4.75m x 2.49m)

Property Information

Tenure Freehold

Council Tax Band C - Lancaster City Council

Services Mains gas, electricity, water and drainage.
Ultrafast broadband available.

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

Directions Leave Carnforth heading south on the A6 and head into Bolton Le Sands. Follow the road straight on through the village and at the junction with Coastal Road carry straight on continuing along the A6. Take the 4th turning on the right into Greenwood Crescent then take the first left onto Greenwood Avenue. The property can be found a little way along on the left hand side.

What3Words ///worked.brisk.vanished

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Bedroom One



Garden



Garden



Garden

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Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jthompson@hackney-leigh.co.uk



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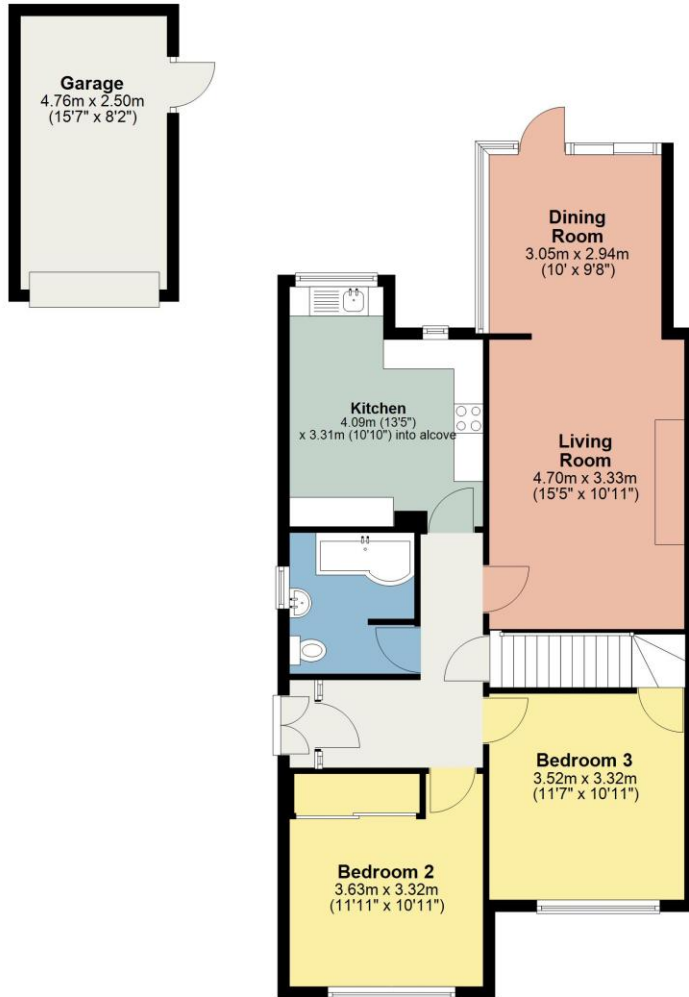


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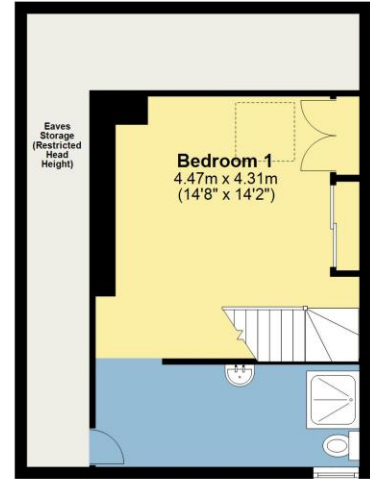
Ground Floor

Approx. 91.0 sq. metres (979.7 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 134.0 sq. metres (1442.2 sq. feet)

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