



4 Greenwood Avenue,  
Bolton Le Sands,  
Carnforth LA5 8AN

4, Greenwood Avenue, Bolton Le Sands, Carnforth

# The property at a glance

3  1  1 

- Semi Detached Property
- Extensive Rear Garden & Outhouse/ Home Office
- Open Plan Kitchen & Dining Room
- Spacious Lounge
- Four Piece Bathroom
- Driveway Providing Ample Parking
- Sought After Location
- Tenure: Freehold
- Property Banding: C
- EPC: D



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# £284,995

# Get to know the property



Situated on Greenwood Avenue in Bolton Le Sands, Carnforth, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room is perfect for relaxation, while the spacious lounge provides a warm and welcoming atmosphere for gatherings with family and friends.

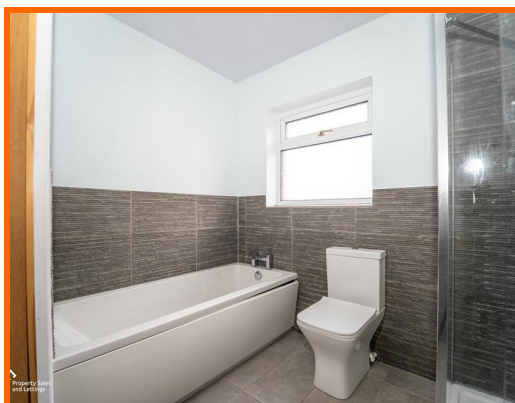
The heart of the home is undoubtedly the open-plan kitchen and dining area, designed to foster a sense of togetherness. This modern space is ideal for both casual meals and entertaining guests, making it a versatile area for everyday living.

One of the standout features of this property is the extensive garden, which offers a wonderful outdoor retreat. Whether you wish to cultivate a garden, enjoy al fresco dining, or simply unwind in the fresh air, this outdoor space is sure to impress. Additionally, the fantastic outhouse presents an excellent opportunity for a home office, providing a quiet and dedicated space for work or study.

For those with vehicles, the property boasts a driveway that accommodates off-road parking for two vehicles, ensuring convenience and ease of access.

In summary, this semi-detached house on Greenwood Avenue combines modern living with the charm of a spacious garden and practical amenities. It is an ideal choice for anyone seeking a comfortable and versatile home in a lovely location.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.





## Entrance

UPVC double glazed door to hall.

## Hall

Central heating radiator, laminate floor, doors to reception room, dining room and understairs storage.

## Reception Room

UPVC double glazed window, central heating radiator, coved ceiling.

## Dining Room

Central heating radiator, coved ceiling, electric fireplace, space for American style fridge freezer, wood laminate flooring, UPVC double glazed French door to rear, opening to kitchen.

## Kitchen

UPVC door, ceramic Belfast sink with mixer tap and drainer board, space for oven, space for dishwasher, integral extractor fan, wall and base units with quartz worktops, tiled splash back, wood laminate flooring, spotlighting.

## Landing

UPVC double glazed window, door to bedrooms 1,2, 3 and bathroom.

## Bedroom 2

UPVC double glazed window, central heating radiator, coved ceiling.

## Bedroom 3

UPVC double glazed window, central heating radiator, wood laminate flooring.

## Bathroom

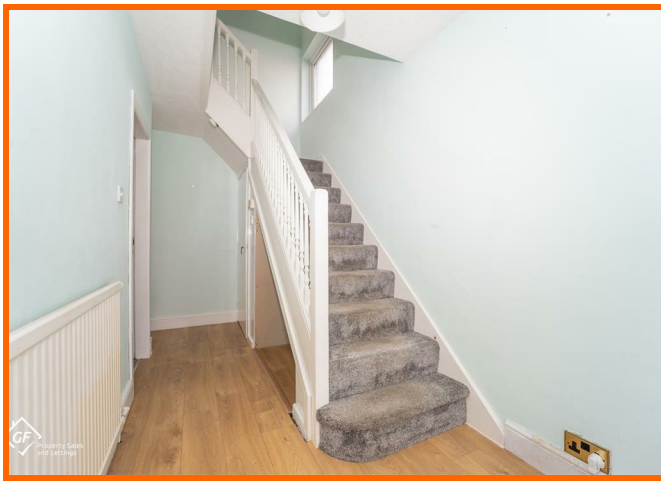
UPVC double glazed window, central heating radiator, WC, wash basin with mixer tap, paneled bath with mixer tap and waterfall tap, rainfall shower rinse, part tiled electric, tile effect floor, sliding door to boiler/storage cupboard.

## Family Rear Garden

Good sized lawned area with outhouse (ideal for home office).



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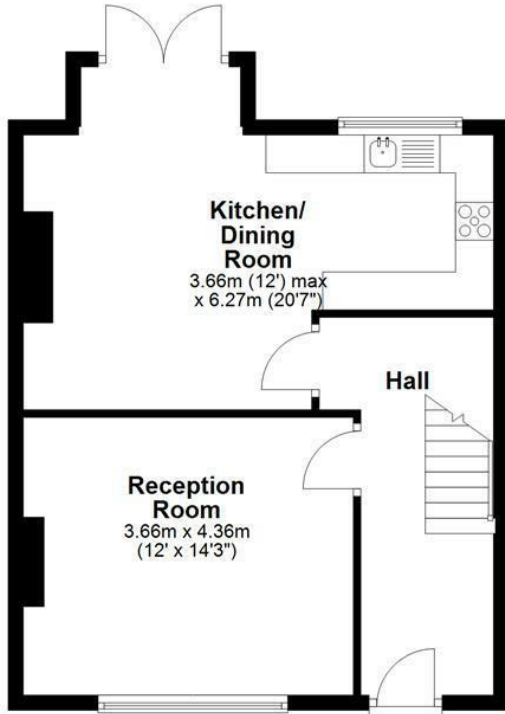
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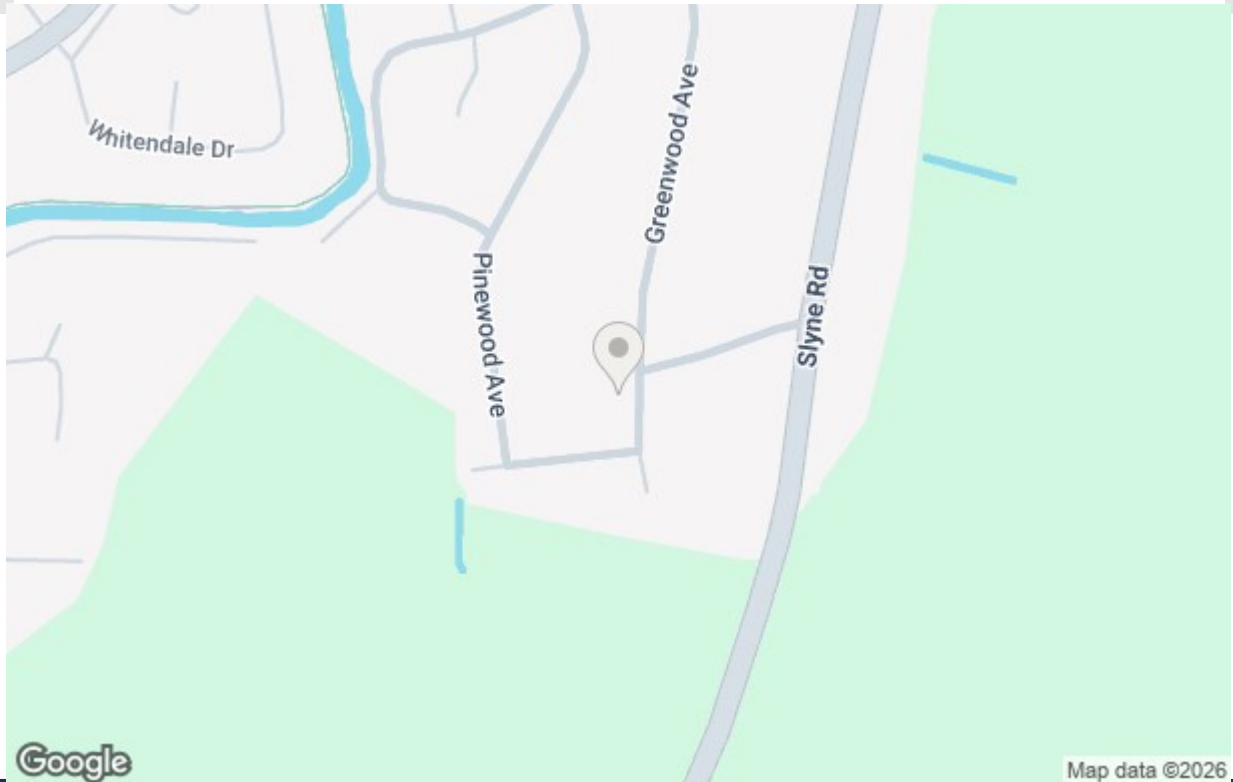
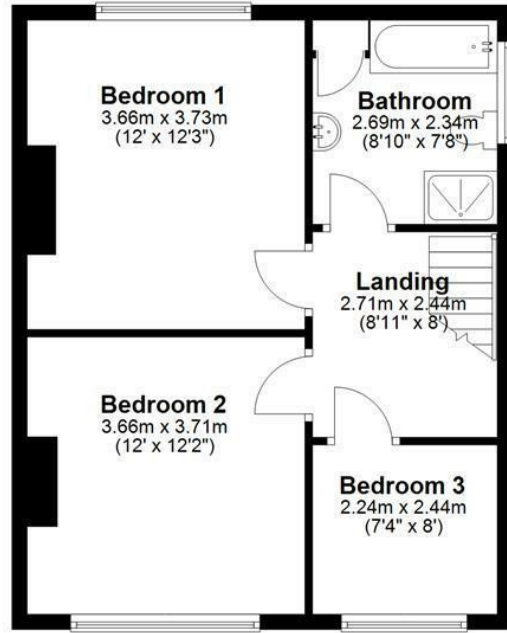
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# Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
65	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	