



Bolton Le Sands

£315,000

12 The Rise, Bolton Le Sands, Lancashire, LA5 8BX, LA5 8BX

Welcome to 12 The Rise, a beautifully presented semi-detached bungalow in the heart of Bolton-le-Sands, offering spacious and versatile accommodation, easy-to-maintain gardens, and the convenience of single-level living. Ideal for families, downsizers, or anyone seeking flexible living space in a desirable village setting.

Quick Overview

- Semi-Detached Bungalow
- Two Double Bedrooms & Further Loft Room
- Generous Living Areas
- Move-In Ready Condition
- Well Maintained Rear Garden
- Well Regarded Schools Nearby
- Quiet Cul-De-Sac Location
- Excellent Transport Links
- Ample Off Road Parking
- Ultrafast Broadband Available*



3



1



2



TBC



Ultrafast
Broadband

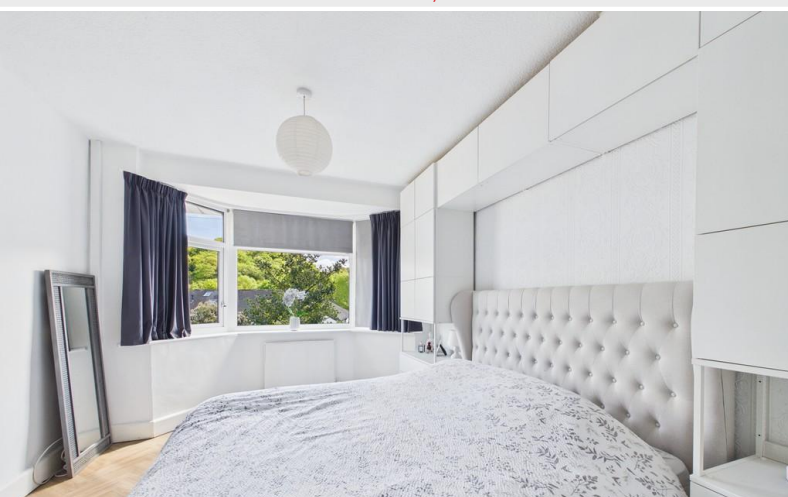


Off Road
Parking

Property Reference: C2667



Hallway



Bedroom One



Bedroom One



Bedroom Two

Bolton-le-Sands is a sought-after village location that combines coastal surroundings with a strong sense of community. The village offers a range of everyday amenities including local shops, cafés, and services, while nearby canal paths and the coastline provide excellent opportunities for walking and enjoying the outdoors. Conveniently positioned for access to the M6 and nearby rail links, the area is well suited to commuters, with the historic city of Lancaster just a short drive away offering an extensive selection of shopping, restaurants, and leisure facilities.

Step inside via the welcoming entrance hall, where to the front of the property you'll find two generous double bedrooms, both enjoying pleasant views towards the nearby woodland. Bedroom one features a charming bay window, while bedroom two is currently utilised as a second sitting room, highlighting the home's flexibility.

To the rear, the stylish living room provides the perfect space to relax and unwind, complete with feature panelling and fun décor. Open-plan to the dining room, this sociable layout is ideal for both everyday living and entertaining. The dining area is flooded with natural light from multiple windows and benefits from a feature fireplace and patio doors opening onto the rear garden.

The well-appointed kitchen is fitted with a range of base units and complementary worktops, alongside integrated appliances including an induction hob with extractor, oven, fridge/freezer, washer and stainless steel sink. A door provides direct access to the garden, and the boiler is also housed here.

Completing the ground floor is the family bathroom, fitted with a bath and overhead shower, wash basin, and WC.

A versatile loft room, accessed via a Jacob's ladder staircase, offers excellent additional space and is currently used as a beautifully arranged third bedroom. Featuring a Velux window, exposed wooden beams, and useful built-in storage/dressing space, it would also make an ideal snug, hobby room, or home office.

Externally, the property continues to impress with a private, low-maintenance rear garden featuring artificial lawn, mature borders, and established trees. Designed for easy outdoor living, it provides the perfect setting for al fresco dining, entertaining, or simply relaxing in peaceful surroundings. A purpose-built pergola creates an inviting sheltered seating area, ideal for enjoying the garden throughout the seasons.



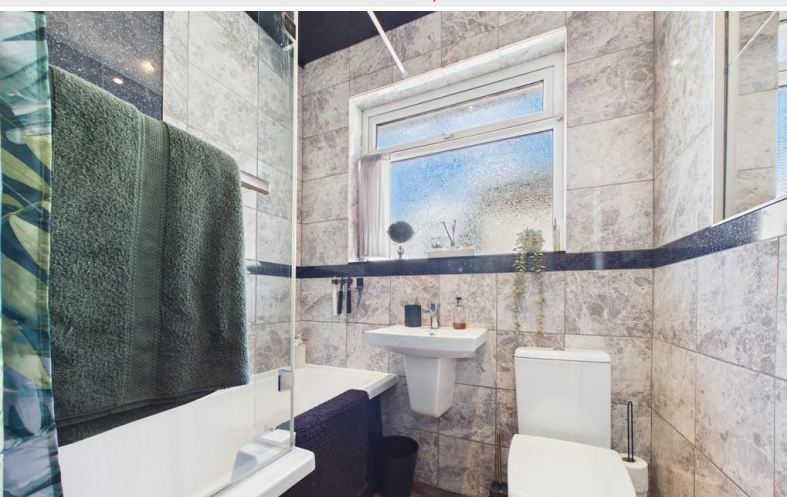
Living Room



Dining Room



Hallway



Bathroom



Bedroom Two



Storage

Accommodation (with approximate dimensions)

Entrance Hall

Bedroom One 10' 5" x 13' 6" (3.18m x 4.11m)

Bedroom Two 9' 5" x 11' 6" (2.87m x 3.51m)

Kitchen 13' 8" x 10' 4" (4.17m x 3.15m)

Living Room 10' 8" x 13' 1" (3.25m x 3.99m)

Dining Room 15' 6" x 9' 9" (4.72m x 2.97m)

Bathroom 5' 9" x 6' 1" (1.75m x 1.85m)

Loft Room 10' 8" x 16' 11" (3.25m x 5.16m)

Storage 5' 1" x 17' 2" (1.55m x 5.23m)

Garage

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council.

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

Directions From the Hackney & Leigh office in Carnforth, proceed up Market Street and turn right at the lights, following signs for Bolton Le Sands, continue for approx. 0.5 miles before turning right onto Hawthorn Road, continue straight over St. Nicholas Lane to proceed onto Hawthorn and take the first left onto The Rise, number 12 is located toward the end on your right.

What3Words ///cries.fairly.maximum

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Kitchen



Kitchen



Garden



Garden

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Meet the Team

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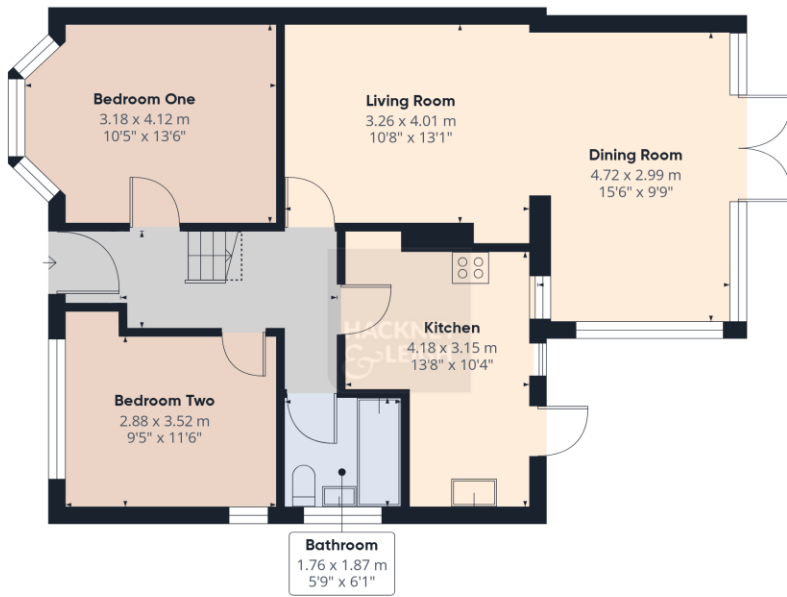


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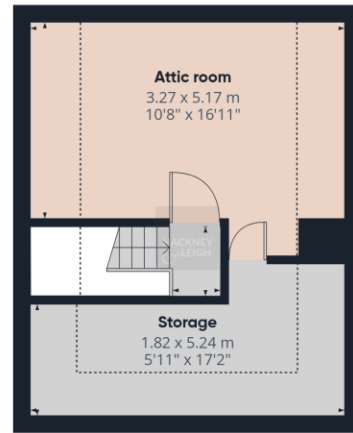


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Floor 0



Floor 1

Approximate total area⁽¹⁾

104.4 m²
1125 ft²

Reduced headroom

12 m²
129 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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