



8 Monkswell Avenue, Bolton Le Sands, Carnforth, LA5 8JY

8, Monkswell Avenue, Bolton Le Sands, Carnforth

The property at a glance 4 2 1

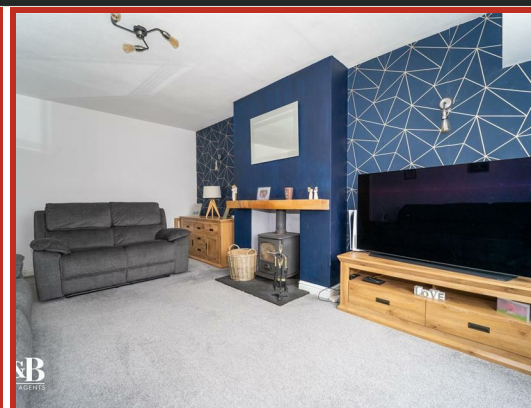
- Semi-detached dormer bungalow
- Off street parking
- Garage
- Cosy reception room
- Modern kitchen
- Two bathrooms
- Sold With No Chain
- Tenure TBC
- Council Tax band C
- EPC rating D

R&B
ESTATE AGENTS

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01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£275,000

Get to know the property



Nestled in the charming area of Monkswell Avenue, Bolton Le Sands, this delightful home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a lovely reception room, featuring a multi-fuel fire that creates a warm and inviting atmosphere, ideal for cosy evenings with family and friends.

The property boasts four well-proportioned bedrooms, providing ample space for a growing family or those who enjoy having guests. Each room is designed to maximise natural light, ensuring a bright and airy feel throughout. The contemporary bathroom adds a touch of elegance, equipped with modern fixtures that cater to your everyday needs.

In addition to the main bathroom, the house includes a second bathroom, enhancing convenience for busy households. The thoughtful layout ensures that everyone has their own space, making it a practical choice for family living.

Off-street parking is an added benefit, allowing for easy access and peace of mind in this desirable location. Bolton Le Sands is known for its friendly community and proximity to local amenities, making it an ideal place to call home.

This property is a wonderful opportunity for those seeking a spacious and stylish residence in a sought-after area. Don't miss the chance to make this charming house your new home.

For further information, please contact the office at your earliest convenience.

*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 £75 inclusive of VAT and will be charged before the offer can be officially accepted.





Vestibule

UPVC double glazed frosted window, ½ tile UPVC double glazed frosted door, wood door to hall.

Hall

Central heating radiator, smoke alarm, Two storage cupboards, doors leading to reception room, kitchen, bathroom, bedroom one and bedroom two.

Reception room

UPVC double glazed bay window, central heating radiator, cast iron multi fuel burning stove, stone hearth, wood mantle

Kitchen

Two UPVC double glazed windows, central heating radiator, marble effect compact laminate splashback, high gloss wall and base units, marble effect compact laminate work top, hood extractor, 4 ring electric hob, electric oven, composite one and a half inset sink with spring mixer tap, concealed Ideal combination boiler, plumbing for washing machine and dis washer, vinyl floor, stairs to first floor, UPVC double glazed door to rear.

Bathroom

UPVC double glazed frosted window, central heating towel radiator, three spot lights, extractor fan, full tile, dual flush w/c, wall mounted vanity sink with mixer tap, main feed, corner shower with rainfall head, lino floor

Bedroom One

UPVC double glazed window, central heating radiator.

Bedroom two

UPVC double glazed window, central heating radiator.

Landing

Smoke alarm, doors leading to bathroom, bedroom three and bedroom four, access to eaves, stairs to ground floor.

Bathroom

UPVC double glazed frosted window, central heating towel radiator, four spot light, extractor fan, full tile walls, dual flush w/c, wall mounted vanity sink with mixer tap, P-shape panelled bath with a mixer tap and electric shower rinse head, lino floor.

Bedroom three

Wood double glazed Velux, central heating radiator.

Bedroom four

UPVC double glazed window, central heating radiator.

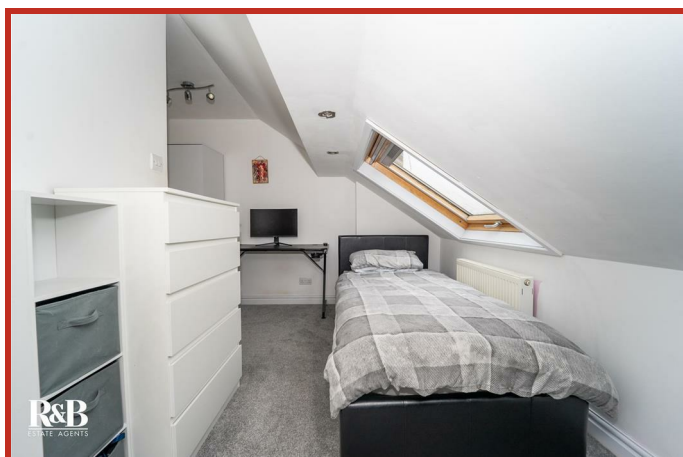
Front

Paved, laid to lawn, concrete drive lead to garage.

Rear

Paved, laid to lawn, stones

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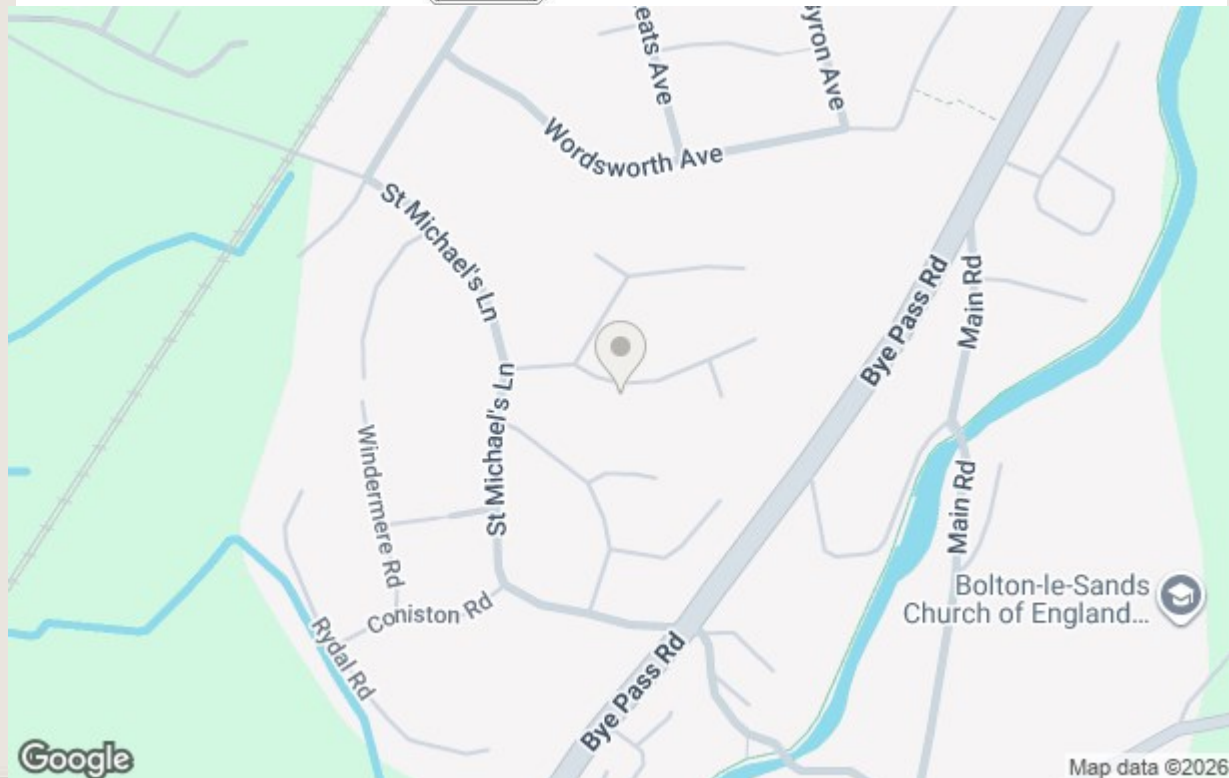
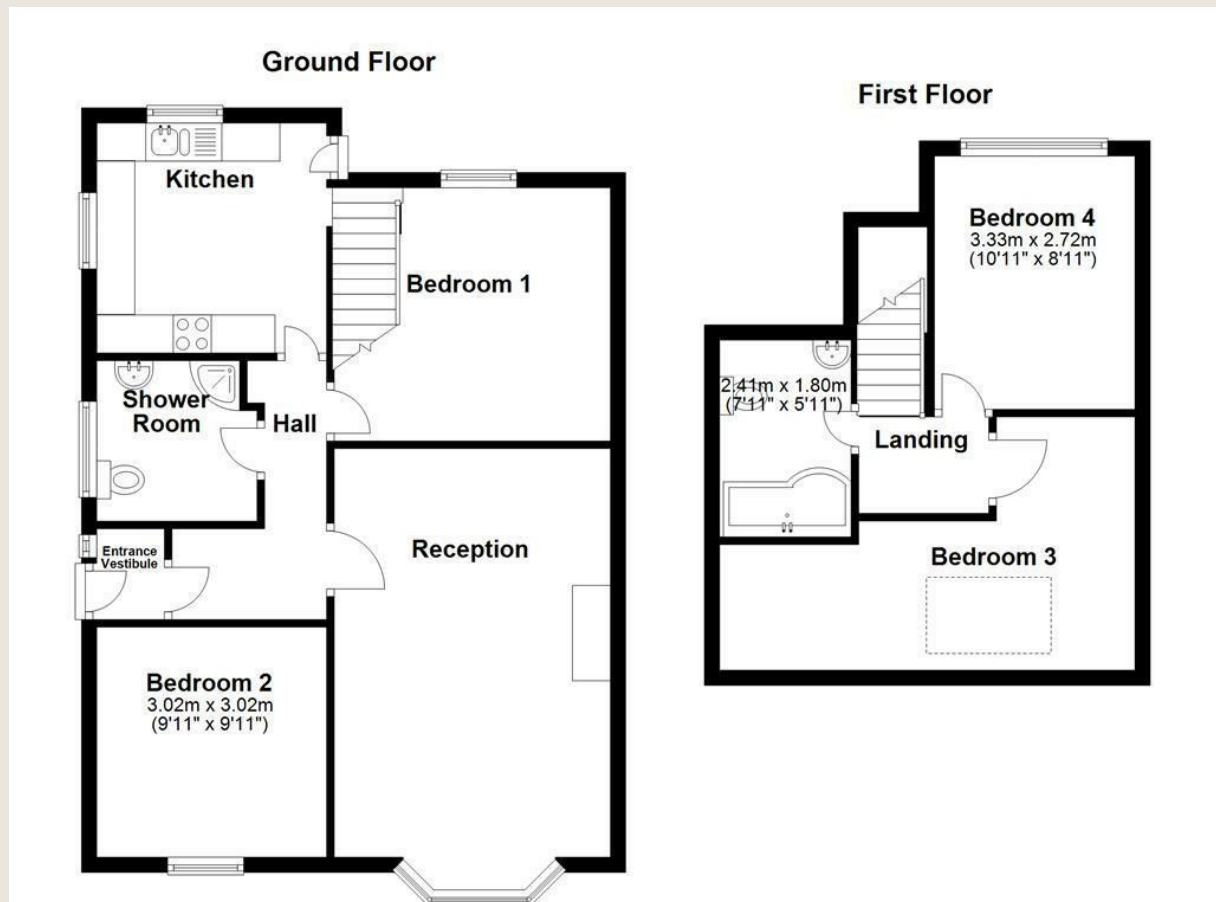
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Take a nosey round



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	