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2 Ash Tree Grove – Bolton le Sands



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Freehold £244,000







Features

- Two double bedroom true bungalow
- Generous driveway
- Single floor living
- Detached garage with storage and electric door
- Excellent transport links
- Peacefully positioned within a quiet cul-de-sac setting
- Immaculately presented throughout

Characterful and full of charm, this traditional true bungalow offers the ease and convenience of single-storey living, making it an ideal choice for those looking to future-proof their lifestyle without compromising on comfort. Situated in a highly desirable location, the property provides well-proportioned accommodation throughout, complemented by parking for two vehicles and useful additional storage. At the heart of the home is a welcoming lounge centred around an attractive gas fire, offering ample space for furniture and a comfortable setting in which to relax. The well-planned kitchen features plentiful storage, an integrated fridge freezer and space for dining, making it perfectly suited to everyday living. Both generous double bedrooms benefit from fitted mirrored wardrobes, enhancing the sense of space and light while providing excellent storage. The stylish shower room is appointed with a large walk-in shower, fitted furniture, a heated towel rail and a useful airing cupboard for added practicality. Outside, the low-maintenance garden is predominantly paved, offering ease of upkeep throughout the year. To the rear, there is excellent potential to create a private seating area where you can relax and unwind, allowing your imagination to transform the space into your own peaceful haven, perfect for enjoying a morning coffee or an evening in the fresh air. Situated within the highly sought-after village of Bolton-le-Sands, residents benefit from a thriving community atmosphere, excellent local amenities, and superb transport connections. Nearby train stations in Morecambe and Carnforth, regular bus services through the village, and the M6 motorway just a short drive away make this an ideal location for commuters. The village itself offers a range of everyday conveniences including popular pubs, restaurants, eateries, a well-regarded primary school rated 'Good' by Ofsted, and beautiful walks along the Lancaster Canal and coastline.









Entrance Porch - Step in from the elements through the front door into a compact porch area, providing a practical space for coats, shoes and everyday essentials before entering the main accommodation. Despite its modest size, the porch offers useful storage and helps create a welcoming transition between outdoors and in.

Hallway - The hallway provides a welcoming central space and benefits from a handy storage area, ideal for coats, shoes, and everyday household essentials. As the property is arranged on a single level, the hallway offers convenient access to all rooms, creating an easy and practical flow throughout the home. This well-designed layout enhances day-to-day living and makes the most of the accommodation on offer.

Living Room - Positioned at the front of the home, this spacious and light-filled lounge offers a welcoming environment in which to relax and unwind. A large window allows natural light to flood the room throughout the day, creating a bright and airy atmosphere. With generous proportions and ample space for a range of furniture arrangements, this attractive reception room provides the perfect setting for both everyday living and entertaining guests.

Kitchen - The kitchen is thoughtfully designed and well laid out, making excellent use of the available space. Fully equipped for modern living, it features a range of fitted units, ample worktop space, and integrated appliances including a fridge/freezer, creating a practical and stylish environment for everyday cooking and entertaining. There is also space for a small table and chairs, providing the perfect spot for casual dining, a morning coffee, or catching up with family and friends. Bright and welcoming throughout, this is a kitchen that successfully combines functionality, comfort, and convenience.







Storage Cupboard - Conveniently positioned just off the kitchen, this useful storage cupboard provides the perfect space for keeping everyday essentials neatly tucked away. Ideal for coats, shoes, boots, and wellies, it's especially handy when coming in through the back door after a countryside walk or a day in the garden. This practical area helps maintain a clutter-free home while adding valuable extra storage where it's needed most.

Bedroom One - Tucked away at the rear of the property, this double bedroom offers a peaceful and cosy retreat, perfect for unwinding at the end of the day. Filled with natural light, the room benefits from a range of mirrored fitted wardrobes, which not only provide excellent storage but also reflect the light beautifully, enhancing the sense of space and creating a bright, relaxing atmosphere.

Bedroom Two/Office - Currently utilised as a home office, this generously proportioned front-facing bedroom is bathed in natural light courtesy of its large window, creating a bright and uplifting space throughout the day. Offering excellent versatility, the room would make an equally impressive double bedroom, study, or hobby room.

Bathroom - This well-appointed family bathroom features both a bath and separate shower to suit the needs of busy family life. A stylish vanity unit provides useful storage while extensive cabinetry ensures there is ample room for towels, bedding and all your everyday essentials.

Garage - A generously sized detached garage provides excellent versatility, featuring an electric up-and-over door for added convenience. Equipped with power and lighting, it offers the ideal space for secure vehicle storage, a workshop, hobby area, or additional storage to suit a variety of needs. The generous proportions ensure plenty of room to accommodate both practical and lifestyle requirements.

Externally
Nestled on a generous corner plot in a quiet and highly sought-after location. Surrounded by low-maintenance, predominantly flagged gardens, the property is ideal for those seeking attractive outdoor space without the upkeep. A paved patio provides the perfect spot to relax, entertain, or simply enjoy the sunshine throughout the warmer months. To the front, the property benefits from ample off-road parking. The gardens have been thoughtfully landscaped, combining attractive paving decorative and established planting.

Useful Information

Property built - 1950's.

Tenure - Freehold.

Council tax band - C (Lancashire County Council).

Heating - Gas central heating.

Mains drainage.

Large loft space.

Private driveway for two cars and a garage.

What3Words location - ///honeybees.responses.shrimp.



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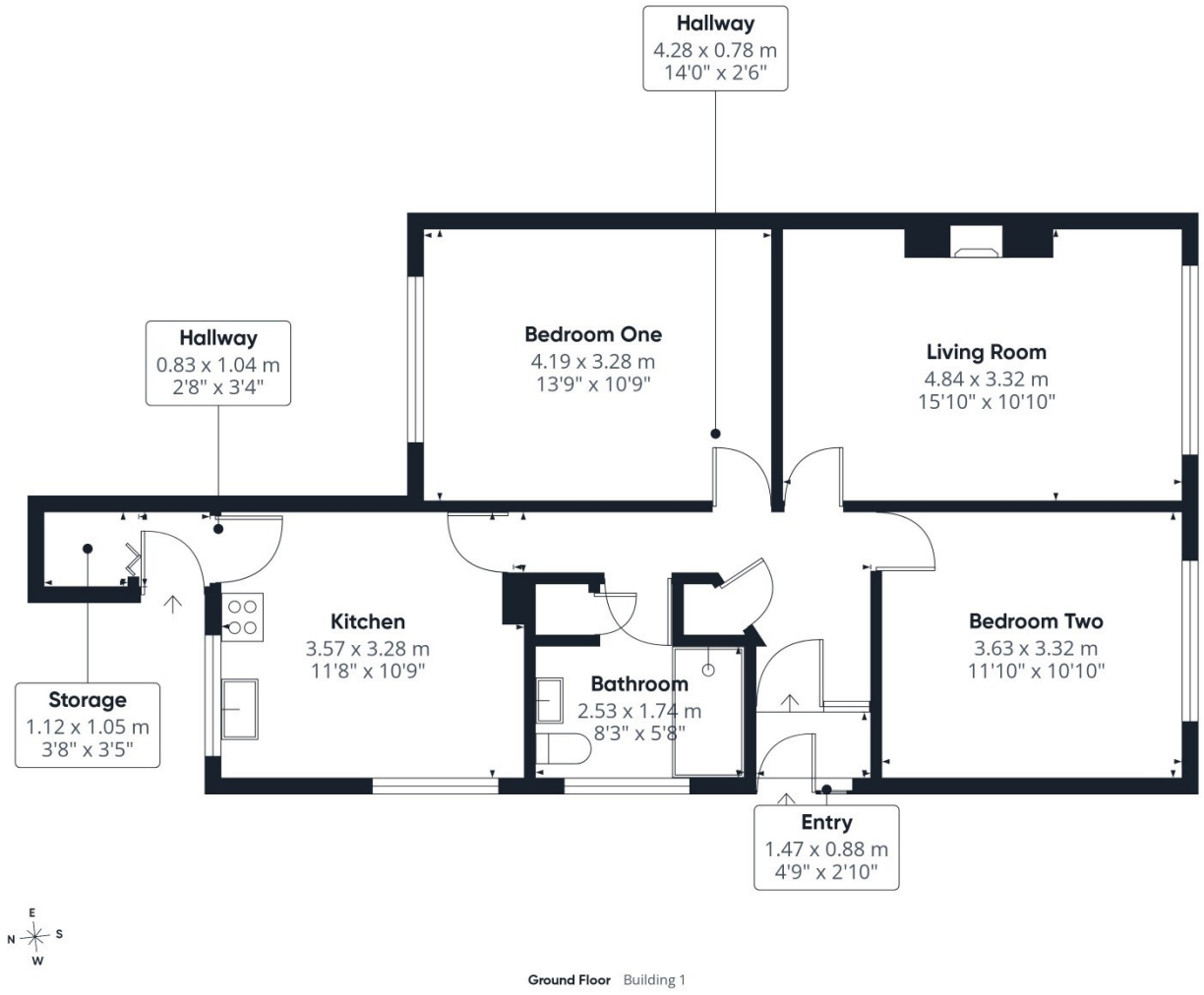

Ground Floor Building 1

Approximate total area(1)

68.8 m²

740 ft²

(1) Excluding balconies and terraces

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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