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ESTATE AGENTS

5 Keats Avenue, Bolton Le Sands,
Carnforth, LA5 8HH

5, Keats Avenue, Bolton Le Sands, Carnforth

The property at a glance **5** **2** **2**

- Spacious Semi Detached Property
- Five Bedrooms
- Reception Room
- Spacious Kitchen
- Additional Dining Room
- Upstairs Bathroom & Downstairs Shower Room
- Driveway & Gardens Front & Rear
- Tenure: Freehold
- Property Band: C
- EPC: TBC

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£295,000

Get to know the property



Nestled in the charming area of Keats Avenue, Bolton Le Sands, this delightful semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting five well-proportioned bedrooms, this property offers ample space for both relaxation and privacy. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

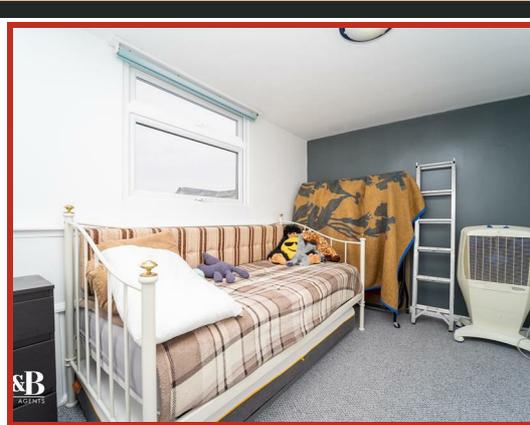
The heart of the home is found in the two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to provide a warm and welcoming atmosphere, making it an ideal setting for creating lasting memories.

Outside, the low maintenance garden offers a serene space for outdoor activities or simply unwinding in the fresh air. Additionally, the convenience of off-street parking adds to the appeal, ensuring that you have a secure place for your vehicles.

Situated in a great area for families, this property is close to local amenities, schools, and parks, making it a perfect choice for those looking to settle in a friendly community. With its generous living space and practical features, this semi-detached house on Keats Avenue is a wonderful place to call home.

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





Hall

UPVC double glazed frosted door, smoke alarm, spiral stairs to first floor, doors to Reception Room, Bathroom, Bedrooms and opening to Kitchen, LVT floor.

Reception Room

UPVC double glazed box bay window, central heating radiator, coving, gas fire, tiled hearth and surround.

Kitchen

UPVC double glazed window, half tiling to complement, stainless steel splash back, 9 x spot light points, range of wall, drawer and base units, extractor hood, 5 ring gas hob with electric oven, stainless steel sink with mixer tap, plumbing for dishwasher and washing machine, space for dryer, fridge freezer, LVT floor, open to reception room 2.

Reception Room

UPVC double glazed window, central heating radiator, coving, ceiling rose, laminate UPVC double glazed door to rear.

Bathroom

UPVC double glazed frosted window, central heating towel rail, 4 x spot light points, fully tiled to complement, dual flush WC, wall mounted sink with mixer tap, main feed corner shower.

Bedroom 1

UPVC double glazed frosted window, 2 x wood double glazed windows, central heating radiator, storage cupboard.

Bedroom 5

UPVC double glazed window, central heating radiator.

First Floor Landing

Smoke alarm, loft access, stairs to ground floor, doors to bedrooms and bathroom, lino floor.

Bathroom

Wood double glazed Velux window, central heating radiator, 2 x spot light points, extractor fan, fully tiled to complement, dual flush WC, pedestal wash basin and mixer tap, panelled bath with mixer tap, LVT floor.

Bedroom 2

Wood double glazed velux window, central heating radiator, lino floor, eaves access.

Bedroom 3

UPVC double glazed window, central heating radiator.

Bedroom 4

UPVC double glazed window, central heating radiator, eaves access.

Front Garden

Flagged with driveway leading to side.

Rear Garden

Paving with outbuilding, concrete path with green house.



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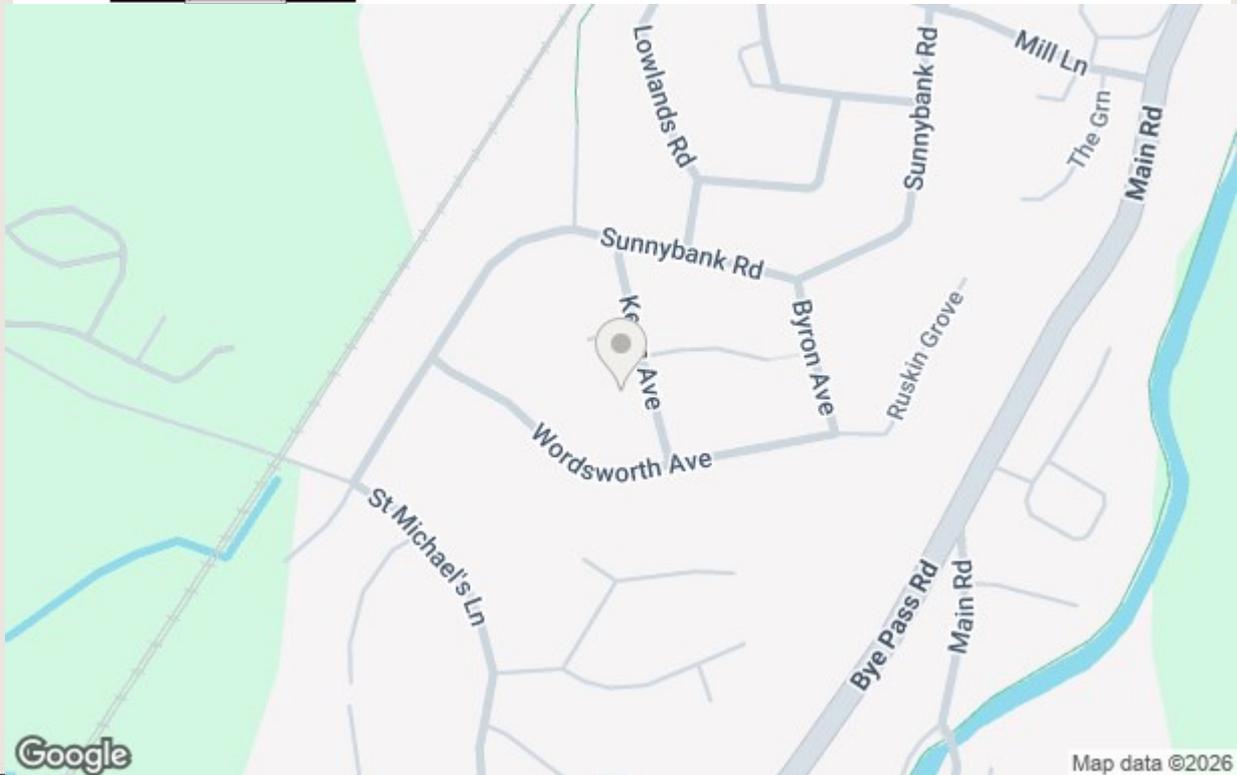
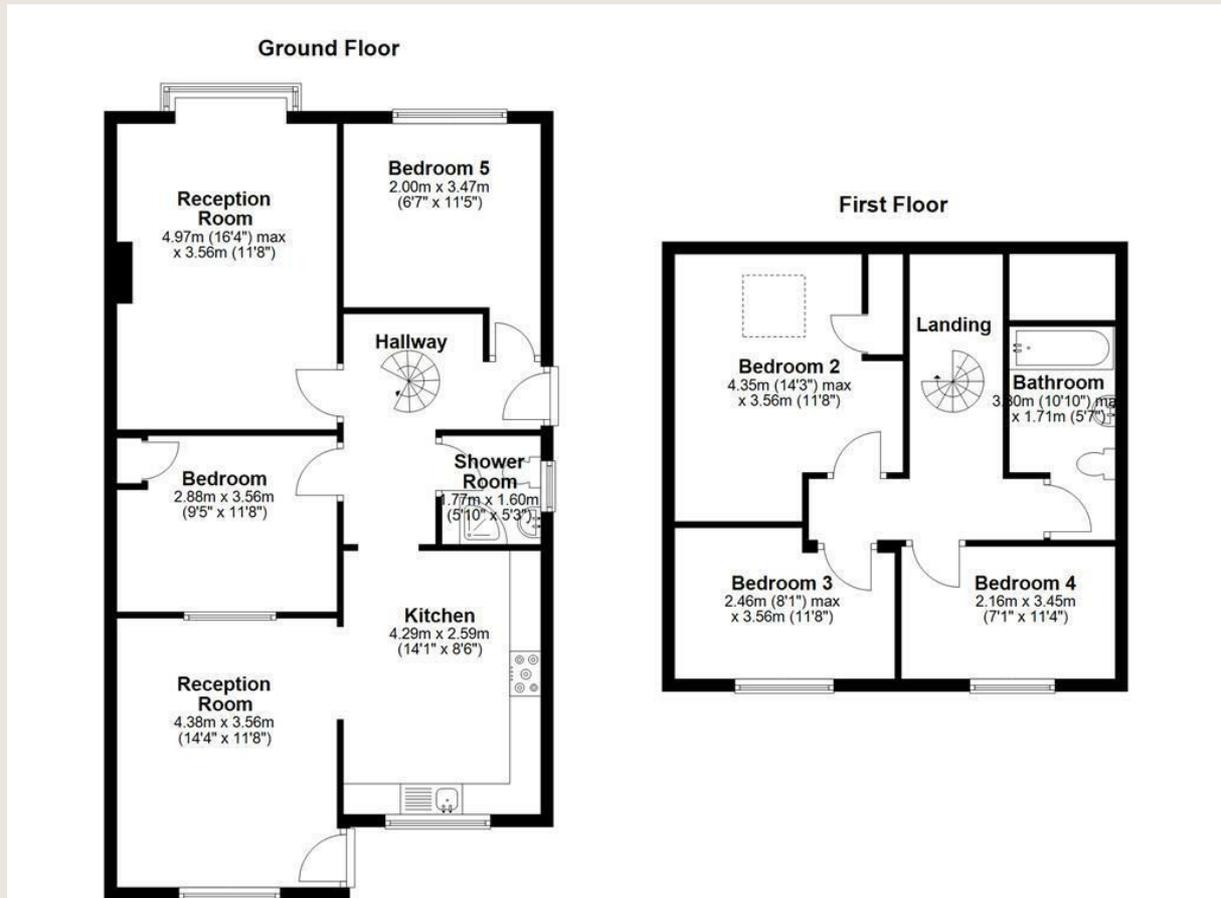
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Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) 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	
	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 2002/91/EC