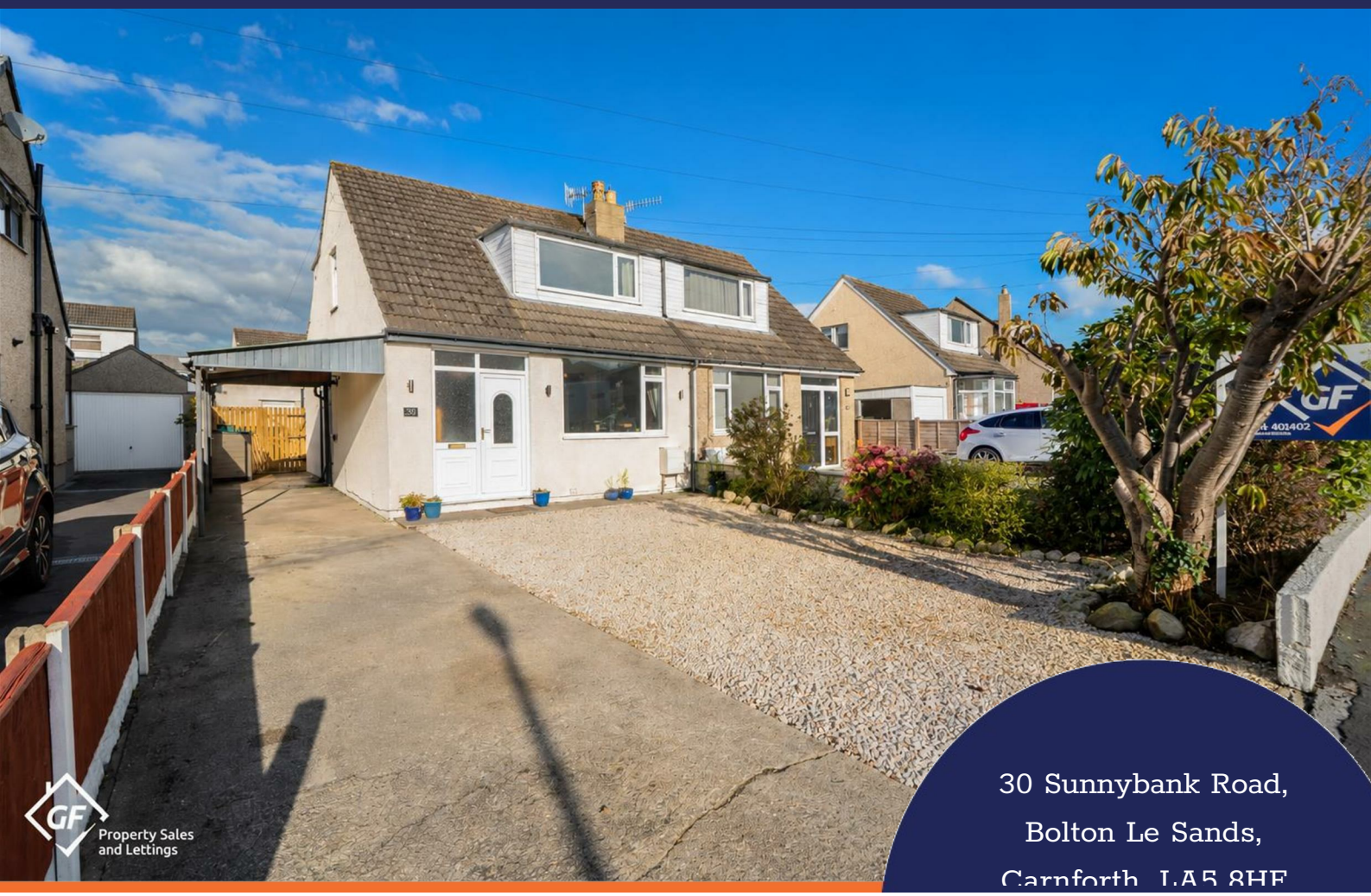


30, Sunnybank Road, Bolton Le Sands, Carnforth

The property at a glance

2 1 1

- Semi Detached Dormer Bungalow
- Two Bedrooms
- Spacious Lounge (Home Cinema With Surround Sound)
- Kitchen Open To Dining Room
- Parking For Several Vehicles
- Enclosed Rear Garden, Home Office
- Tenure: Freehold, Internet connectivity & TV points in every room.
- Council Tax Band: C
- EPC: D - New Combi Boiler Fitted Dec 2025 (under warranty)
- Sought After Location

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£250,000

Get to know the property





Nestled on Sunnybank Road in the charming village of Bolton Le Sands, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, including a spacious double and a cosy single, this home is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a bright reception room that exudes warmth and character, providing an inviting space for relaxation. Adjacent to this, a second reception room serves as a versatile cinema and dining area, perfect for entertaining guests or enjoying family movie nights. The spacious fitted kitchen is a culinary enthusiast's dream, offering ample storage and workspace for all your cooking needs.

The first floor boasts a luxurious four-piece bathroom suite, ensuring that both functionality and style are at the forefront of this lovely home. Outside, the property features a low-maintenance rear garden, allowing you to enjoy the outdoors without the hassle of extensive upkeep. Additionally, a workshop and a separate space present an excellent opportunity for a hobby room or a home office, catering to your personal interests or professional needs.

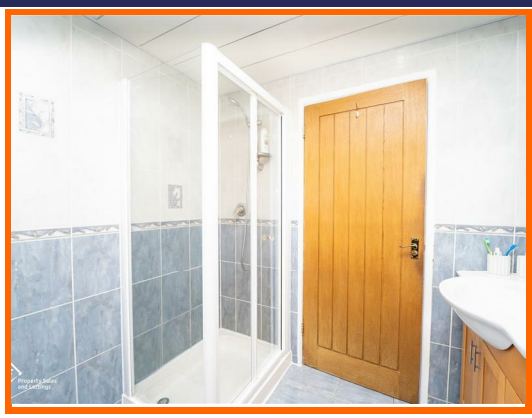
With ample off-street parking, this bungalow is not only practical but also situated in a great location, making it a wonderful place to call home. Whether you are looking to downsize or simply seeking a tranquil living environment, this property is sure to impress. Don't miss the chance to make this lovely bungalow your own.

*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.









Reception Room 1

UPVC double glazed window, UPVC double glazed frosted windows x3, UPVC double glazed door, fireplace, stairs to first floor, doors to kitchen and reception room 2.

Reception Room 2

8 x Spot light points, central heating radiator, UPVC double glazed French doors to rear.

Kitchen

UPVC double glazed window, central heating radiator, tiled splash back, range of wall and base units, laminate worktops, extractor hood, range cooker, 7 x gas hob, stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, integral fridge freezer, tile floor, open to reception room 2, UPVC double glazed frosted door to rear.

First Floor Landing

UPVC double glazed frosted window, loft access, smoke alarm, cupboard, doors to bedrooms 1, 2, bathroom and stairs to ground floor.

Bathroom

UPVC double glazed frosted window, central heating towel radiator, 5 x spot light point, extractor fan, full tile walls, dual flush WC, vanity top sink with mixer tap, single direct feed shower cubicle, tile floor.

Bedroom 1

UPVC double glazed window, central heating radiator, 4 x spot light points.

Bedroom 2

UPVC double glazed window, central heating radiator.

Loft

Insulated and boarded.

Front Garden

Stones, concrete driveway.

Rear Garden

Slate chips, raised flowerbeds, decking. Fully insulated office with spot lights and linked to the rest of the house, workshop has power and lighting, outside water supply.



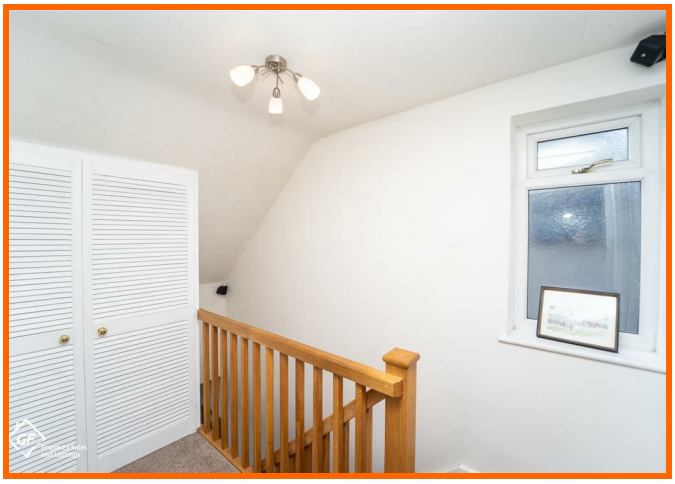


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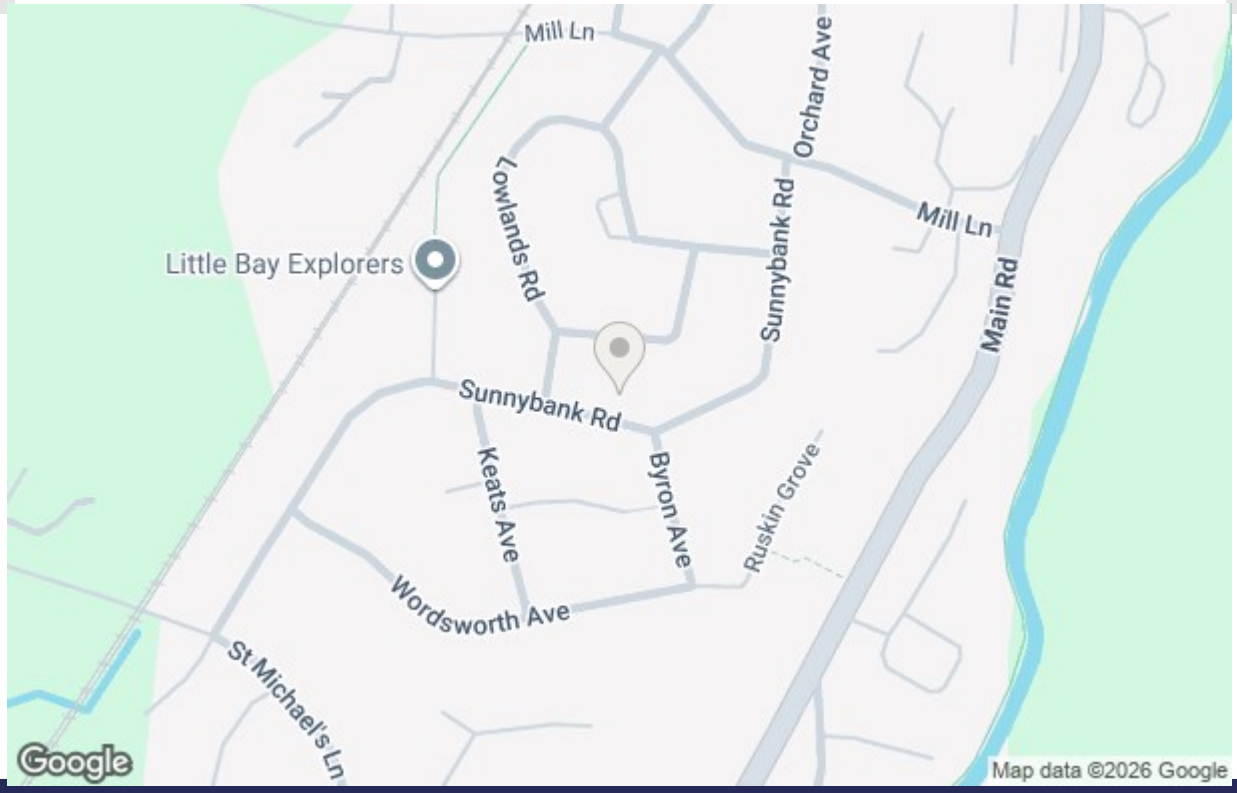
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