Bolton Le Sands

£300,000

15 Pinewood Avenue, Bolton Le Sands, Carnforth, LA5 8AS

Welcome to 15 Pinewood Avenue, a detached true bungalow set in the heart of Bolton Le Sands. Occupying a generous plot, this well-maintained home offers two double bedrooms and thoughtfully arranged living spaces, making it an ideal choice for a wide range of buyers.

Quick Overview

- Detached True Bungalow
- Two Double Bedrooms
- Generous Plot
- Well Maintained Rear Garden
- No Chain Delay
- Well Regarded Schools Nearby
- Sought After Village Location
- Excellent Transport Links
- Off Road Parking & Garage
- Ultrafast Broadband Available*

Property Reference: C2657

2 | 1 | 2 | EPC D | *Ultrafast Broadband* | *Off Road Parking*

Living Room

Kitchen

Conservatory

Bedroom One

Bolton Le Sands is a highly sought-after coastal village, offering a wonderful blend of countryside charm and seaside living. With easy access to scenic canal walks, the nearby coastline, and excellent transport links to Lancaster and Morecambe, the area is ideal for those seeking a peaceful yet well-connected lifestyle. Local amenities, including shops, cafés, and well-regarded schools, further enhance its appeal as a welcoming and convenient place to call home.

Upon entering, a welcoming hallway leads into the spacious living room on the right, where dual-aspect windows flood the space with natural light. A traditional stone-built feature fireplace with a gas fire creates a warm and inviting focal point, perfect for relaxing evenings. To the rear, the kitchen is fitted with a range of wall and base units, a stainless steel sink with drainer, freestanding cooker, dishwasher, and space for a washer, dryer, and fridge/freezer. The kitchen provides access through to the conservatory, which serves as a second reception room, an ideal spot to enjoy garden views or unwind with a book.

The accommodation continues with two generous double bedrooms. Bedroom one benefits from dual-aspect windows overlooking both the front and rear gardens, along with integrated furniture including a dresser and bedside table. Bedroom two is also a comfortable double, featuring built-in storage and a rear-facing window. The bathroom is fitted with a walk-in shower, WC, and vanity unit. A loft room adds a convenient space for storage or a private snug.

Externally, the property truly shines, boasting beautifully maintained gardens with lawned areas, mature planting, trees, and a patio, perfect for outdoor dining and entertaining. A garage provides additional storage, while the driveway offers convenient off-road parking.

Accommodation (with approximate dimensions)

Entrance Hall 6' 5" x 8' 11" (1.96m x 2.72m)

Living Room 11' 10" x 17' 5" (3.61m x 5.31m)

Kitchen 11' 6" x 9' 11" (3.51m x 3.02m)

Conservatory 14' 1" x 7' 8" (4.29m x 2.34m)

Bedroom One 11' 2" x 19' 3" (3.4m x 5.87m)

Bedroom Two 8' x 10' (2.44m x 3.05m)

Bathroom 7' 8" x 5' 6" (2.34m x 1.68m)

Loft Space 12' x 9' 6" (3.66m x 2.9m)

Loft Space 16' x 17' 4" (4.88m x 5.28m)

Garage 9' 7" x 20' 2" (2.92m x 6.15m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band D - 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 turn right at the traffic lights onto Lancaster Road, proceed through to Bolton-Le-Sands until you come to a set of traffic lights, bear left to continue on Bye Pass Road towards Slyne for approx. 0.5 miles before turning right onto Greenwood Crescent, followed by the second left onto Pinewood Avenue. Number 15 is approximately halfway down on the left.

What3Words ///obey.occupiers.printouts

Viewings Strictly by appointment with Hackney & Leigh.

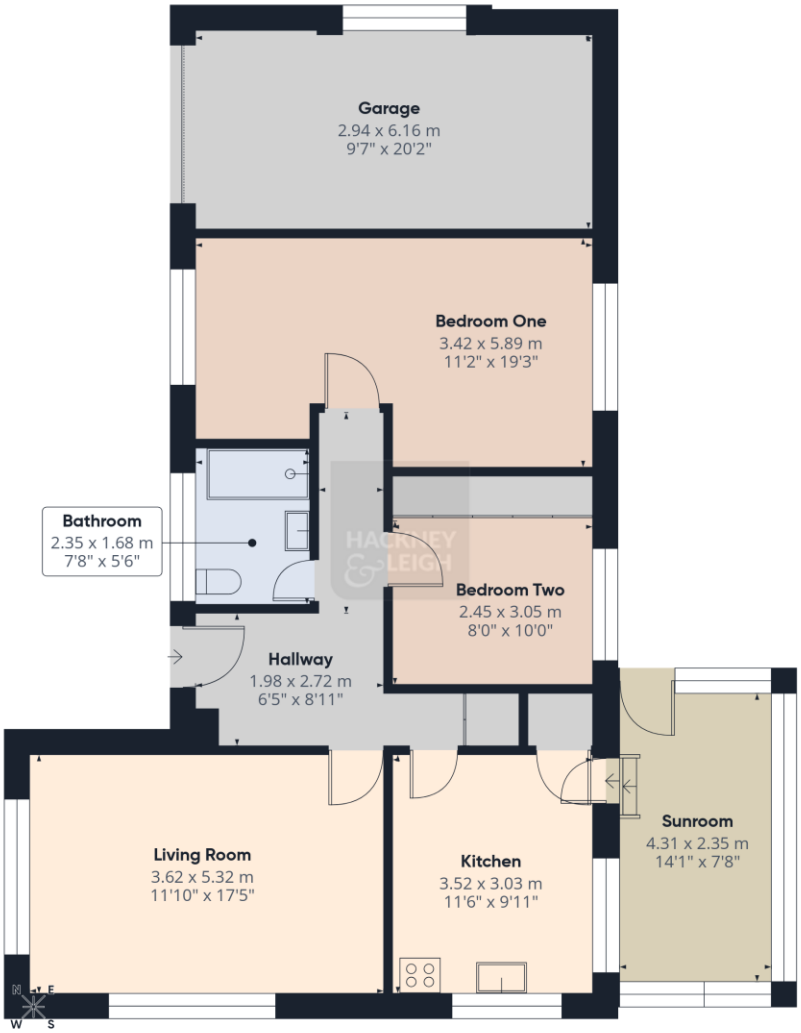
N.B We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.

Bedroom Two

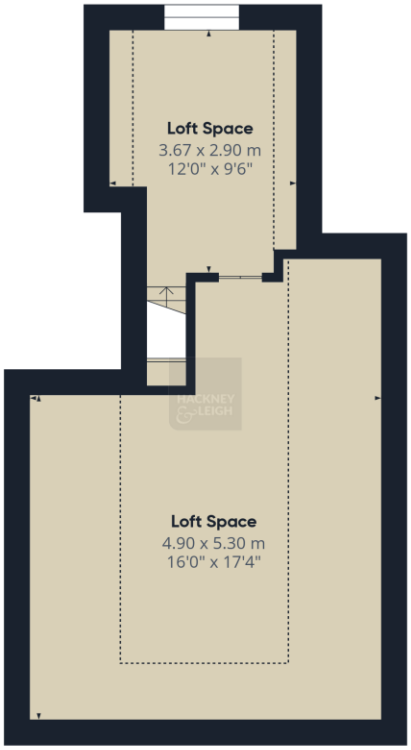
Bathroom

Loft Room

Garden



Floor 0



Floor 1

Approximate total area(1)

142.6 m²

1535 ft²

Reduced headroom

20.8 m²

224 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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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). (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 14/04/2026.