



18 Bye Pass Road, Bolton Le Sands, Carnforth, LA5 8JA

Located on Bye Pass Road, Bolton Le Sands is this modern new build semi-detached home with contemporary finishes spread across three floors. The property is sure to appeal to a wide range of purchasers with being in a sought after location and boasting integral appliances in the kitchen diner. Briefly, the internal layout comprises on the ground floor of a welcoming entrance hall, a handy WC, a spacious sitting room and a modern fitted kitchen diner fit with integral appliances plus patio doors leading out to rear garden. To the first floor you have two excellent sized double bedrooms and a stylish three piece bathroom suite. To the top floor is a third double bedroom with an en suite and a healthy amount of attic space. The appealing property will be tucked away within the Lancashire village of Bolton-le-Sands, which hugs the western coastline and is surrounded by stunning walks along the sands, canals and across the local countryside. Within the centre there are several independent shops, eateries, a popular pub and local restaurants, as well as supermarkets and other amenities that lie in the nearby market town of Carnforth. It is also conveniently located for commuters with the Bay Gateway in Slyne providing easy access to the M6 and a nearby West Coast train station in Carnforth. The property is now built and ready for occupation.



Specification

Kitchen/Diner

Appliances - NEFF double oven and induction hob, dish washer, integrated fridge/freezer, extractor.
Range of kitchen of base/wall units with laminate worktops
With matching upstands. (Choice of style and colour)
Stainless 1.5 bowl sink with chrome tap
LED downlights
Patio doors to rear
Glass splash back behind hob (choice of colours)
LVT flooring

Heating and Electrical

LED downlights to bathrooms, kitchen/diner & lounge. ceiling roses to all other rooms.
Smoke detector to hall and landing, heat detectors to kitchen & utility.
PIR light to front and rear
Thermostatically controlled heating system
Outside socket
EV charging point
TV points to all inhabitable rooms
USB sockets to kitchen & Master bedroom

Family Bathroom

Three piece bathroom suite with shower over bath
Splash areas fully tiled (choice of tiles)
Chrome towel rail
LVT flooring

Ensuite

Large shower enclosure
Splash areas fully tiled (choice of tiles)
Toilet & basin
LVT flooring

Internal Joinery

Modern feature doors with chrome/brushed steel door furniture.
Taurus skirting and architrave

Landscaping

Turf to rear
Flagged path & Patio area

Hard standing to parking areas/driveway
Timber fence & gate to boundary (except where a natural boundary is present)

Other Items

Feature composite front door
high performance uPVC window and doors
All walls and wood work painted in white
High level of insulation

Additional Information

The plot is scheduled to be ready Spring 2025.



Orange dashed lines indicate the location of the existing property, which is to be demolished.

Hatch indicates 3m easement to either side of the drain. Allow for drain diversion, shown with a blue line. Exact location of the drain to be confirmed on site.

Existing drain location shown in an orange dash. Exact location to be confirmed on site.



Turning Area

Landscape Planting
Replace the existing parking spaces with landscape planting

Green dot dashed line indicates approximate location of existing drain. Exact location to be confirmed on site.

Proposed Site Plan
1:100

Plots 4&5 face the road and address the public highway. Stone boundary wall to the front.

Rev K 09/11/2022: R01010101 removed.
Rev J 07/11/2022: R01010101 Generalisation.
Rev I 03/11/2022: R01010101 Entrance and driveway arranged to meet application.
Rev H 21/04/2022: R01010101 Partitions between 4&5 and garage removed. All parking spaces are at least the minimum required by highway.
Rev G 25/03/2022: R01010101 Amendment to all the 4&5 changed.
Rev F 22/03/2022: R01010101 Turnaround added. 11 spaces provided.
Rev E 21/02/2022: R01010101 Parking added between the houses and removed from the boundary.
Rev D 23/01/2022: R01010101 3m easement added to each side of the drain.
Rev C 19/01/2022: R01010101 Drain location altered.

PROPOSED

Project: Newfries House

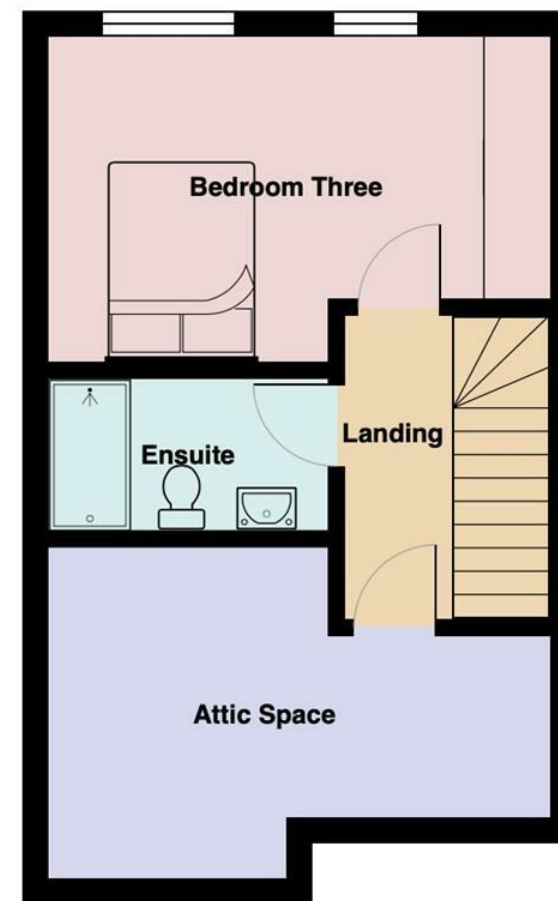
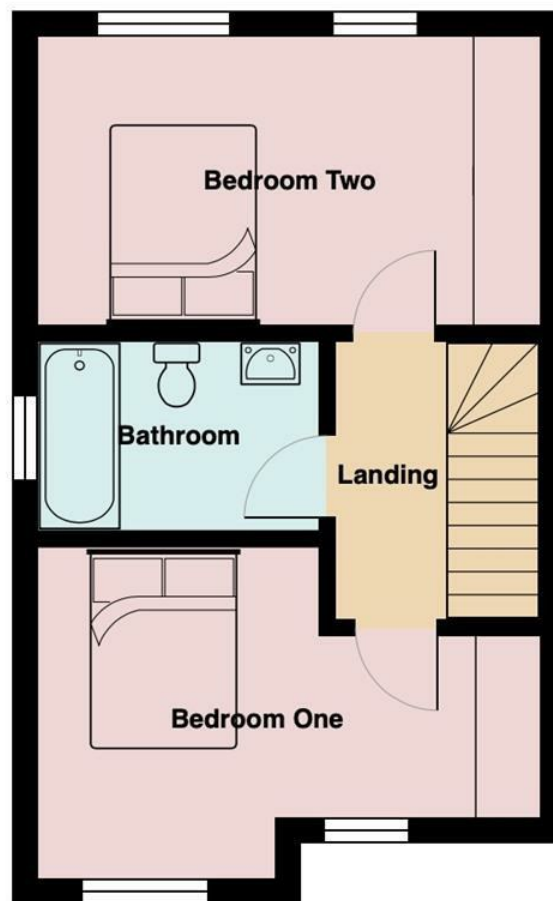
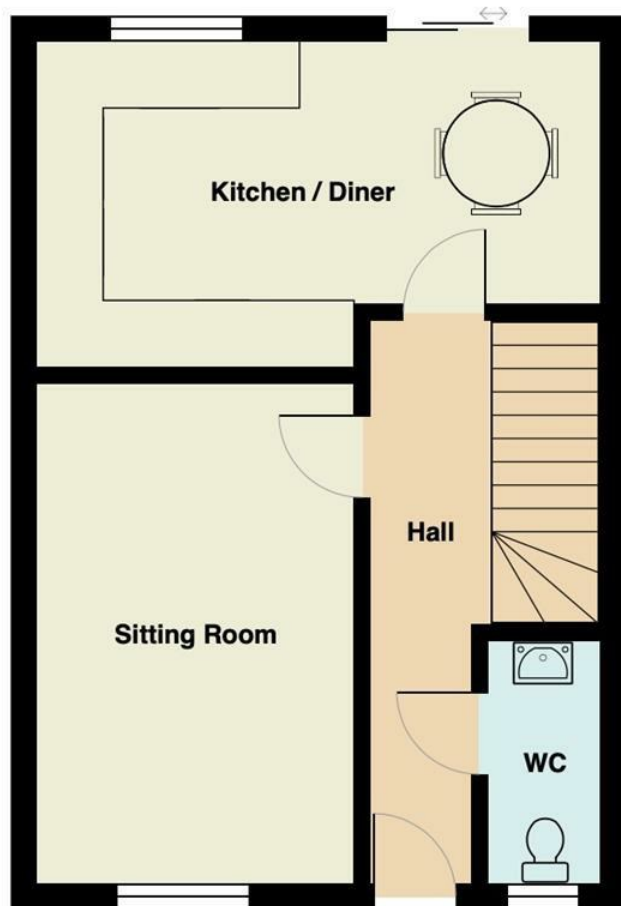
Drawing title: Proposed Site Plan

Date	Drawn	Checked
Sept 21	HH	HH

Project no: 006 Rev: 01 Scale: 1:100

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Scale 1:100 in metres
0m 1m 2m 3m 4m 5m



Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) 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

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