



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

SHOW HOME OPEN EVERY THURSDAY 12noon - 3pm.

Situated on Bye Pass Road, this contemporary new build semi-detached home in Bolton Le Sands is a beautifully constructed residence spanning three floors and featuring modern finishes. Its sought-after location and the inclusion of integral appliances in the kitchen diner make it an attractive option for a diverse range of buyers. The ground floor encompasses a welcoming entrance hall, a convenient WC, a spacious sitting room, and a modern kitchen diner equipped with integral appliances. Additionally, patio doors open to the rear garden. The first floor hosts two generously sized double bedrooms and a stylish three-piece bathroom suite. On the top floor, there is a third double bedroom with an en suite and ample attic space. Externally there is a garden area and two allocated parking spaces. Nestled within the Lancashire village of Bolton-le-Sands, this appealing property is surrounded by scenic walks along the coastline, canals, and the local countryside. The village center offers independent shops, eateries, a popular pub, local restaurants, and essential amenities. Commuting is made convenient with easy access to the M6 through the Bay Gateway in Slyne and a nearby West Coast train station in Carnforth. The property is now signed off and ready for occupation.



Ground Floor	
Lounge 14'9" x 11'3" (4.5 x 3.44)	
Kitchen Diner 20'11" x 12'1" (6.4 x 3.7)	
Utility Room 9'10" x 7'2" (3 x 2.2)	
WC 6'6" x 5'10" (2 x 1.8)	
First Floor	
Landing	
Family Bathroom Three piece bathroom suite with shower over bath Splash areas fully tiled (choice of tiles) Chrome towel rail LVT flooring	
Bedroom 12'5" x 9'6" (3.8 x 2.9)	
Ensuite Large shower enclosure Splash areas fully tiled (choice of tiles) Toilet & basin LVT flooring	
Bedroom 14'1" x 11'5" (4.3 x 3.5)	
Bedroom 14'1" x 9'2" (4.3 x 2.8)	
Bedroom 11'1" x 8'6" (3.4 x 2.6)	
Externally Garden and two parking spaces.	
Kitchen Specification Appliances - Neff double oven with gas hob, integrated	

fridge/freezer, washer/dryer, extractor.
 Range of kitchen base/wall units with laminate worktops With matching upstands.
 Stainless 1.5 bowl sink with chrome tap.
 LED downlights.
 Patio doors to rear.
 Glass splash back behind hob.
 LVT flooring.

Internal Joinery
 Modern feature doors with chrome/brushed steel door furniture.
 Taurus skirting and architrave
 Fitted wardrobes to both middle floor bedrooms.

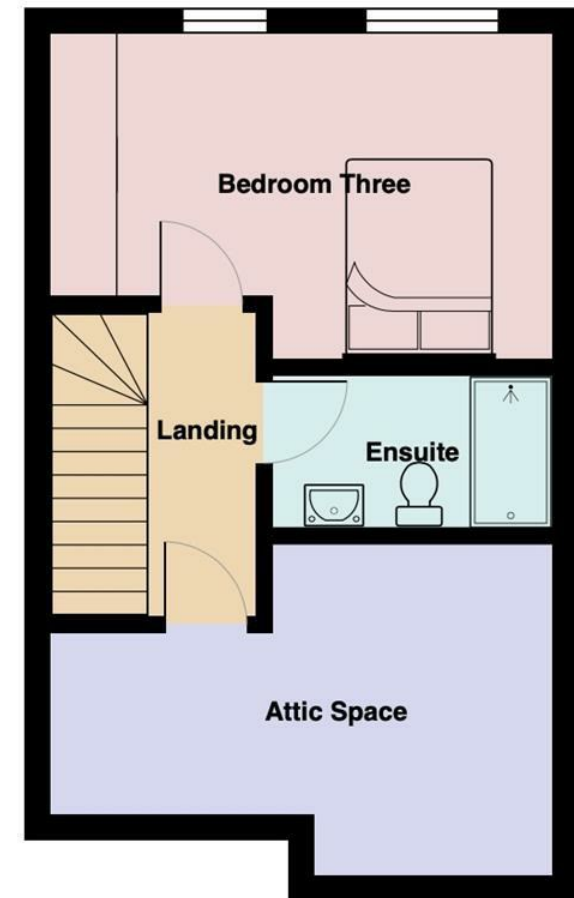
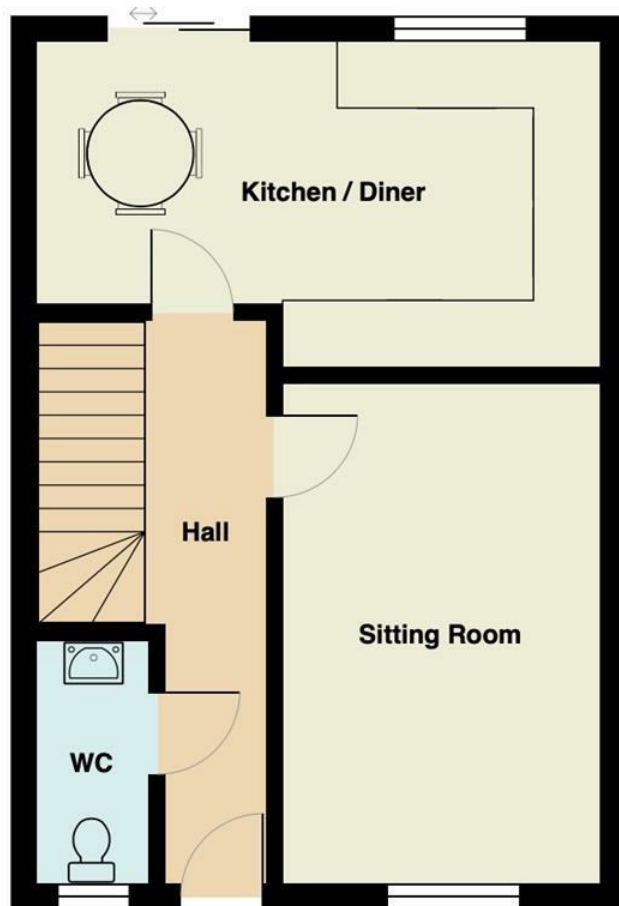
Heating and Electrical
 LED downlights to bathrooms, kitchen/diner & lounge. ceiling roses to all other rooms.
 Smoke detector to hall and landing, heat detectors to kitchen & utility.
 PIR light to front and rear
 Thermostatically controlled heating system
 Outside socket
 EV charging point
 TV points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

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







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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