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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 with good adaptability
- Reception Room and additional dining room
- Spacious Kitchen
- High EPC rating
- Upstairs Bathroom & Downstairs Shower Room
- Driveway & Gardens Front & Rear
- Tenure: Freehold
- Property Band: C
- EPC: B

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01524 889000
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£295,000

Get to know the property



Situated on Keats Avenue, Bolton Le Sands, this delightful semi-detached dormer bungalow offers an excellent opportunity for families seeking a spacious, versatile and comfortable home. Boasting five well proportioned bedrooms this property has ample space for both relaxation and privacy. The two bathrooms ensure household routines run smoothly catering to the needs of a busy household.

The home has found two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings, and the centrally located kitchen facilitates family cohesion while preparing meals. The layout is designed to provide a warm and welcoming atmosphere, making it an ideal setting for creating lasting memories.

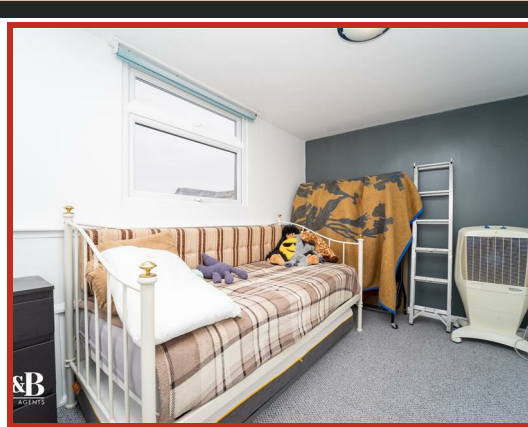
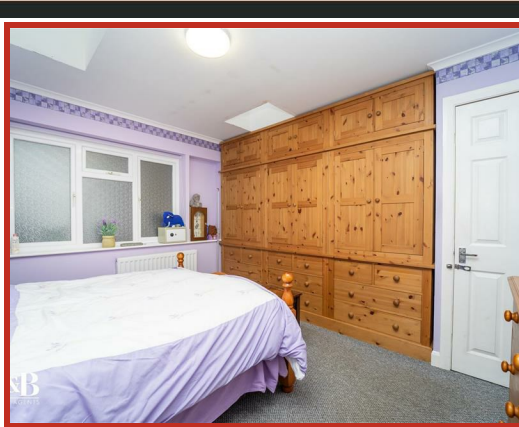
Outside, the low maintenance garden offers a serene space for outdoor activities or simply unwinding in the fresh air. The Front driveway provides convenient off street parking for two vehicles

The property is close to local amenities, schools, parks and Morecambe Bay shoreline with the ever changing Lakeland views, making it a perfect choice for those looking to settle in a friendly and convenient community. Bolton le Sands is a busy village between Carnforth, Morecambe and Lancaster and boasts pleasant pubs, restaurants, and other village amenities.

With its generous living space and practical features, the house 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, Scandinavian pine spiral stairs to first floor, doors to Reception (living) room, Shower room, Bedrooms 1 and 5, and opening to Kitchen, LVT floor.

Reception Room

UPVC double glazed box bay window makes this room light and airy, and the two central heating radiators and electric fire with hearth make for cosy winter evenings, coving, ceiling rose, laminate UPVC double glazed door to rear.

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

Dining Room

UPVC double glazed window with views over rear garden with evening sun, central heating radiator, coved, ceiling rose

Shower room

Fully tiled, 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, hot and cold corner shower with mixer taps.

Bedroom 1

UPVC double glazed frosted window, 2 x wood double glazed windows, central heating radiator, storage cupboard. (Wardrobes by negotiation),

Bedroom 5

Currently used as office/music room. UPVC double glazed window overlooking the front, built in wardrobes, central heating radiator.

First Floor Landing

Smoke alarm, loft access, stairs to ground floor, doors to bedrooms and bathroom, laminate 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 to front, central heating radiator, lino floor, eaves access. Locakable storage cupboard housing the central heating boiler and solar invertor.

Bedroom 3

UPVC double glazed window to rear, central heating radiator.

Bedroom 4

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

Front Garden

Woodchipped front garden, @Stencil-Tech concrete driveway extending to front and side, security gate access to rear garden.

Rear Garden

Rear garden area leading to store room (front portion of garage) side shed workshop access with timber storage pathway leading to



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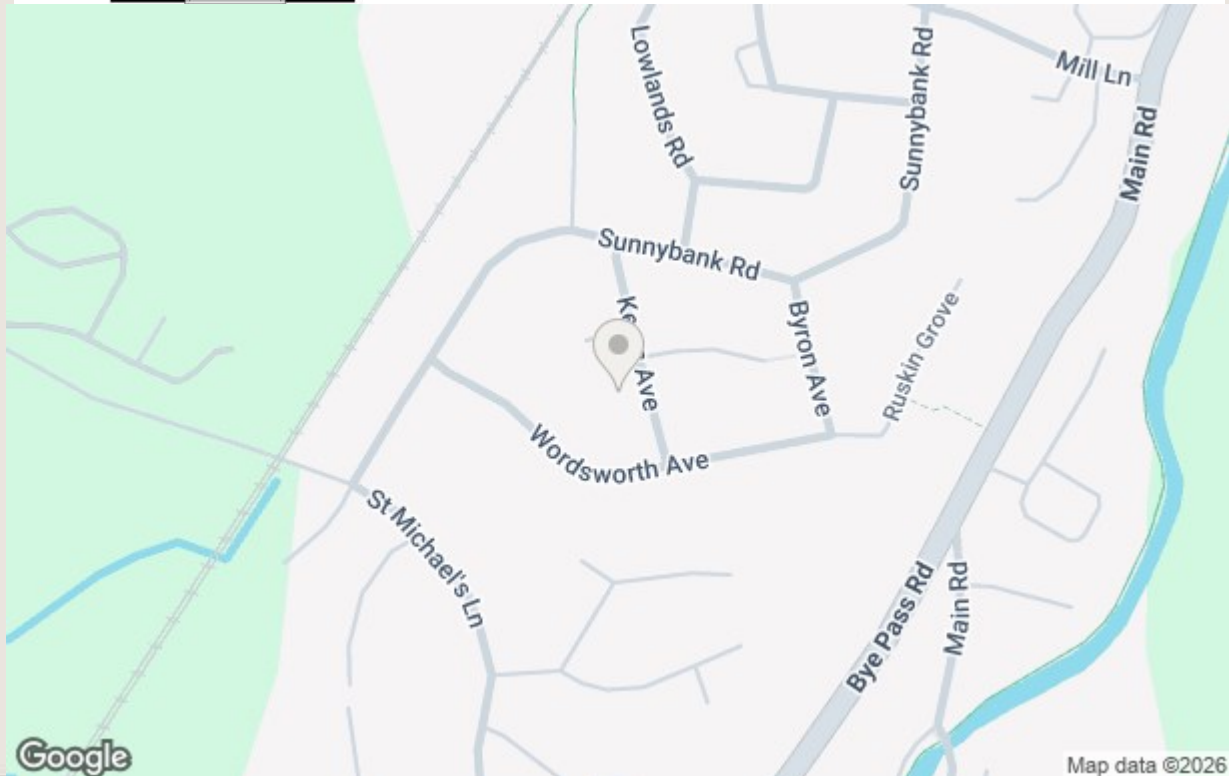
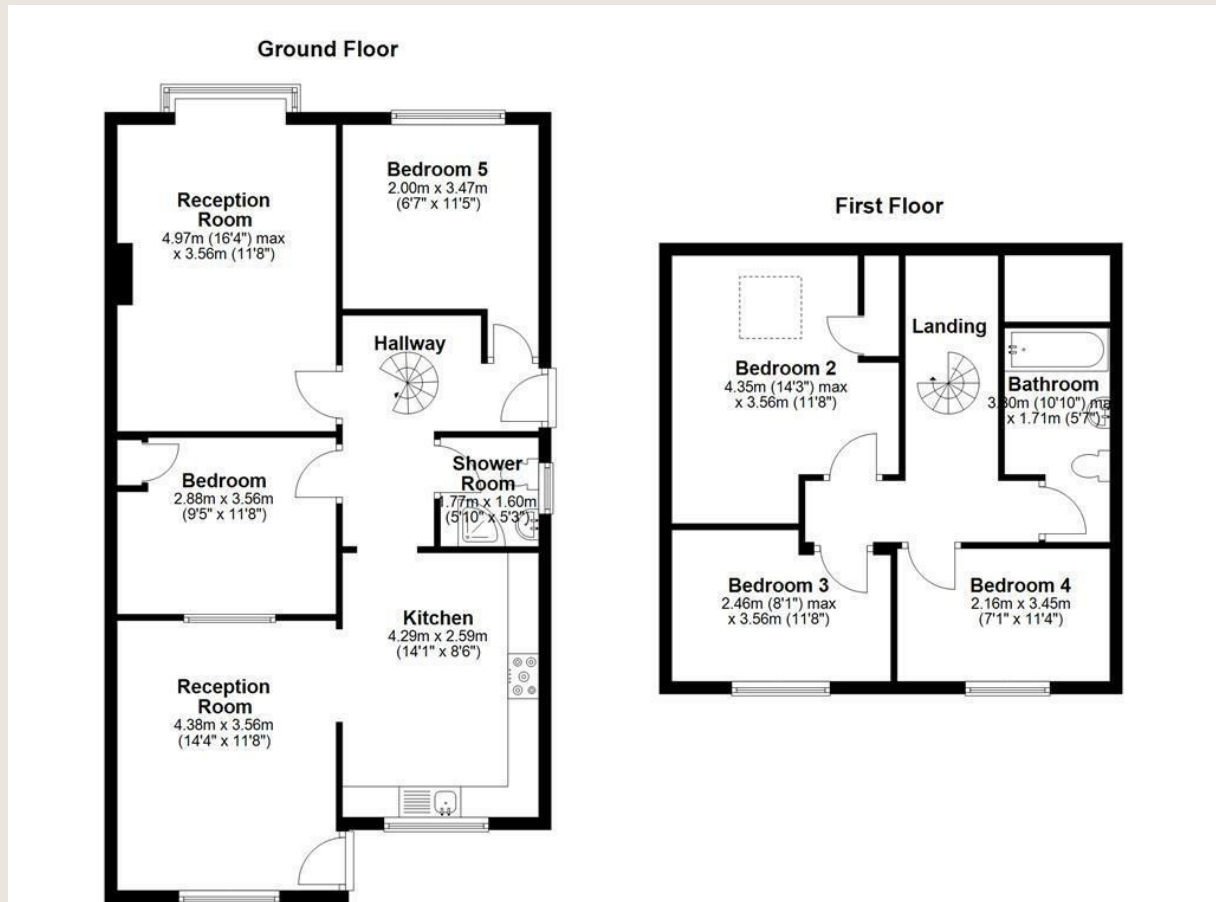
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Take a nosey round



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Energy Efficiency Rating	
Current	Potential
90	92
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	