



Bolton Le Sands

£280,000

6 Slyne Road, Bolton Le Sands, Carnforth, LA5 8BQ

6 Slyne Road is a well-presented semi-detached bungalow, ideally situated in the highly sought-after village of Bolton-le-Sands. Offering two double bedrooms, modern living spaces and a beautifully maintained rear garden, this versatile home will appeal to a wide range of buyers.

Quick Overview

Semi-Detached Bungalow
Two Double Bedrooms
Modern Breakfast Kitchen
Move-In Ready Condition
No Chain Delay
Sought After Village Location
Excellent Transport Links
Canal & Coastal Walks Nearby
Off Road Parking
Ultrafast Broadband Available*



2



1



2



E



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2661



Entrance Hall



Living Room



Living Room



Kitchen

Bolton-le-Sands is a sought-after coastal village between Lancaster and Morecambe, offering a strong community feel and excellent amenities including shops, cafés, pubs and well-regarded schools. With great transport links via the Bay Gateway and nearby rail stations, plus canal-side walks, coastal access and the Lake District close by, it combines village charm with superb connectivity.

Upon entering, a welcoming entrance hall leads to a bright and airy living room on the left, featuring a charming bay window and feature fireplace, an ideal space to relax and unwind. To the right, the contemporary kitchen forms the heart of the home, fitted with a range of wall and base units complemented by stylish worktops. Integrated appliances include an induction hob, oven, fridge, freezer and dishwasher, along with a sink and drainer. A pantry-style cupboard, tiled splash backs and a breakfast bar complete this well-designed space.

To the rear, a separate dining room provides the perfect setting for family meals or entertaining guests. Also on the ground floor is a generously sized double bedroom with a bay window overlooking the front, offering excellent potential for single-level living. The accommodation is completed by a modern bathroom fitted with a bath and overhead shower, WC and vanity sink.

The first floor hosts a further spacious double bedroom, ideal as a guest room or additional sleeping accommodation, with fitted wardrobe space and useful storage available on the landing.

Externally, the property benefits from a well-maintained and generously sized rear garden, featuring a patio area ideal for al fresco dining, alongside a large lawn perfect for families, pets or keen gardeners. To the front, a driveway provides off-road parking for multiple vehicles.



Kitchen



Bedroom Two



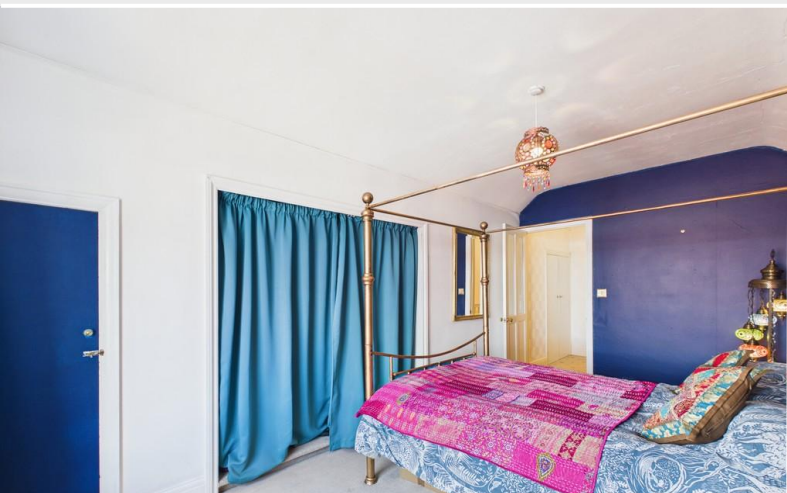
Bedroom Two



Dining Room



Bathroom



Bedroom One

Accommodation with approximate dimensions

Dining Room 8' 11" x 11' 1" (2.72m x 3.38m)

Bathroom 9' 11" x 4' 11" (3.02m x 1.5m)

Kitchen 9' 8" x 17' 5" (2.95m x 5.31m)

Living Room 11' 5" x 13' 4" (3.48m x 4.06m)

Bedroom Two 10' 11" x 15' 7" (3.33m x 4.75m)

Bedroom One 16' 4" x 7' 7" (4.98m x 2.31m)

Garage 10' 2" x 19' 9" (3.1m x 6.02m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band C - 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 Hackney & Leigh Carnforth, continue up market street, turn left onto the A6 at the traffic lights. Continue straight, coming through Bolton-Le-Sands until you reach the lights on Bye Pass Road, bear left and continue towards Slyne for approximately half a mile where number 6 is located on your Right.

What3Words ///playroom.tolls.remaining

Viewings Strictly by appointment with Hackney & Leigh.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom One



Garden



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

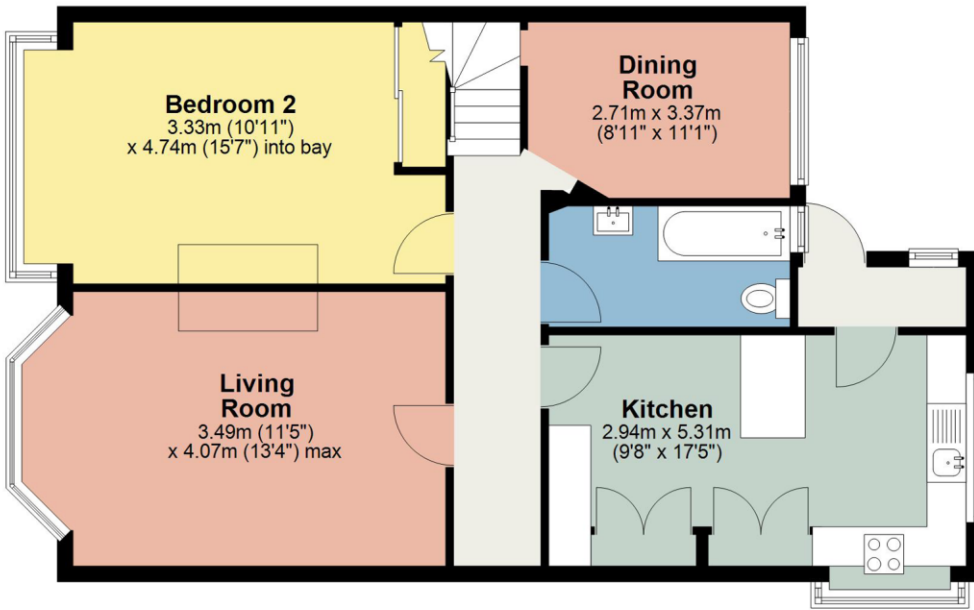


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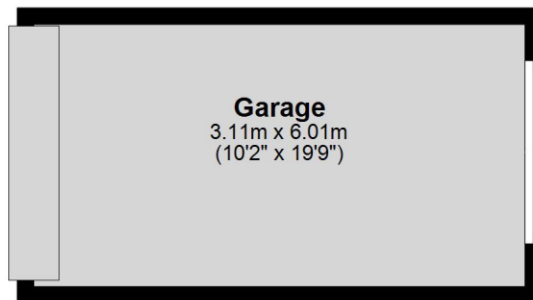
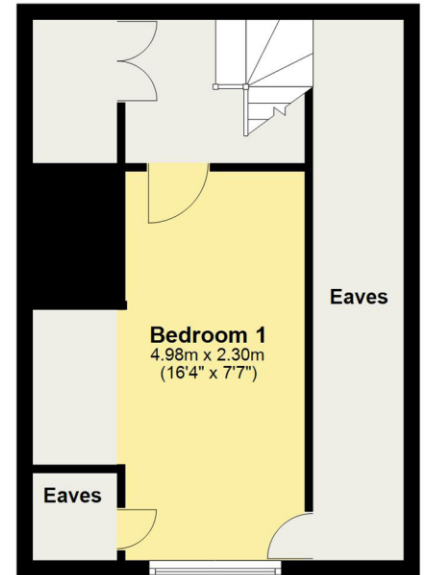
Ground Floor

Approx. 89.4 sq. metres (962.0 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



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 22/04/2026.