



Bolton Le Sands

£300,000

6 Madison Avenue, Bolton Le Sands, Carnforth, LA5 8JN

A rare opportunity to acquire a charming 1930s semi-detached home in the highly sought-after village of Bolton-le-Sands. Occupying a peaceful cul-de-sac position with open countryside views to the front and rear, glimpses of Morecambe Bay, and a beautiful south-facing garden, this characterful home offers the perfect blend of rural tranquillity and everyday convenience. With its unique layout, spacious accommodation, detached garage, and ample parking, this delightful property is ideal for families, professionals, and those seeking a lifestyle close to both the coast and countryside.

Quick Overview

Charming 1930s Semi-Detached Home
 Open Views To Front And Rear
 Two Bright Reception Rooms
 Three Bedrooms
 South-Facing Garden
 Detached Garage With Utility
 Off Road Parking For Several Vehicles
 Quiet Cul-De-Sac Location
 Ideal For A Variety Of Buyers
 Ultrafast Broadband Available*



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Ultrafast
Broadband

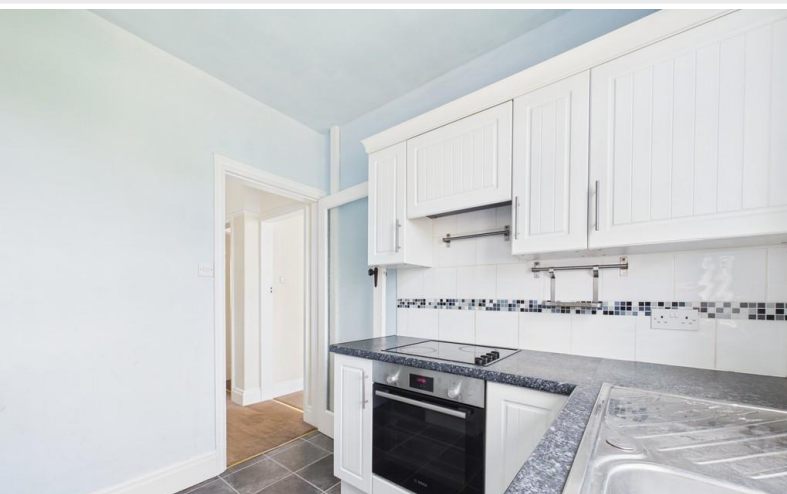


Off Street
Parking

Property Reference: C2681



Entrance Hall



Kitchen



Living Room



Kitchen

Tucked away on peaceful cul-de-sac on Madison Avenue, this well balanced 1930s semi-detached home offers a delightful blend of period charm and modern comfort. Enjoying open countryside views to both the front and rear, along with glimpses of Morecambe Bay, the property provides a wonderfully rural feel while remaining conveniently close to local amenities.

One of the home's most distinctive features is its unique "back-to-front" layout – an endearing quirk that adds character and individuality. The original rear entrance now serves as the main entrance to the property, opening into a practical porch area with useful storage. From here, you are welcomed into the fitted kitchen, which offers a range of wall and base units complemented by work surfaces and tiled splashbacks. Integrated appliances include a Bosch electric oven and four-ring electric hob, with additional space for a dishwasher.

Continuing through the property, the first of two reception rooms enjoys a bay window framing stunning views across the surrounding countryside. The main living room is equally impressive, featuring a large bay window that floods the room with natural light while overlooking the attractive south-facing garden. An electric fire creates a cosy focal point, making it the perfect space to relax during the colder months.

Returning to the hallway, a handy downstairs WC provides convenience for busy family life and the clever layout becomes apparent, with the light-filled central hallway enhancing the sense of space and flow throughout the ground floor. The entrance hall provides access to the staircase leading to the first floor, while a front door opens directly onto the garden, further strengthening the connection between the indoor and outdoor spaces.

The first floor offers two generously sized double bedrooms, along with a versatile third room that would make an ideal nursery, dressing room, or home office. Completing the accommodation is a spacious four-piece family bathroom fitted with a bath, separate shower enclosure, pedestal wash hand basin, and low-level WC.

Outside, the property truly comes into its own. The delightful south-facing garden enjoys sunshine throughout the day and features a well-maintained lawn, alongside an area that offers excellent potential for a decking or seating space, perfect for outdoor entertaining. To the front of the property, there is private off-road parking for two to three vehicles, together with a detached single garage with the added bonus of a useful utility room.

Situated in a quiet location with no passing traffic, this home is



Dining Room



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Ample Parking

ideal for young families, professionals working from home, or anyone seeking peace, privacy, and a countryside lifestyle. Rarely does a property combine such character, individuality, and idyllic surroundings in one appealing package.

Accommodation with approximate dimensions

Porch

Kitchen 7' 10" x 8' 6" (2.39m x 2.59m)

Dining Room 11' 7" x 12' 2" (3.53m x 3.71m)

Living Room 12' 1" x 12' 3" (3.68m x 3.73m)

Bedroom One 12' 2" x 12' 2" (3.71m x 3.71m)

Bedroom Two 11' 5" x 12' 2" (3.48m x 3.71m)

Bedroom Three 7' 3" x 6' 8" (2.21m x 2.03m)

Bathroom 7' 10" x 8' 6" (2.39m x 2.59m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D Lancaster City Council

Services Mains gas, water, drainage and electricity.

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 Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and head out of Carnforth, over the mini roundabout and into Bolton Le Sands. Carry on along through Bolton Le Sands, turning right at the traffic lights onto Coastal Road pass the garage on your right and Maddison Avenue is the next street turning on your right.

What3words ///cardinal.carry.idealist

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

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).



Garden



Garden



Views Across Open Fields



Aerial View

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.

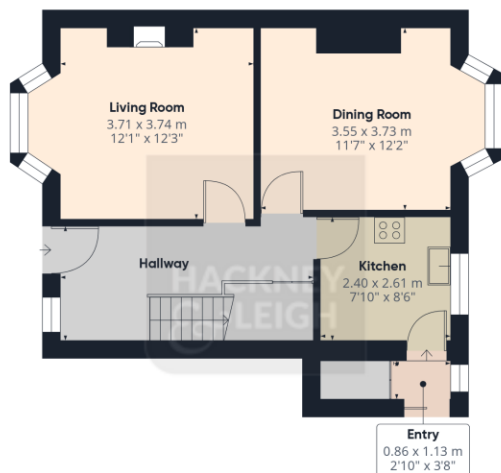


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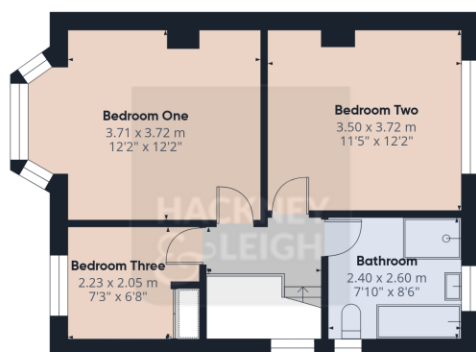


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Approximate total area^m
90.7 m²
978 ft²



(1) Excluding balconies and terraces

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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