



R&B
ESTATE AGENTS

8 Monkswell Avenue, Bolton Le Sands, Carnforth, LA5 8JY

8 Monkswell Avenue, Bolton Le Sands, Carnforth

The property at a glance

4  2  1 

- Semi-detached dormer bungalow
- Off street parking
- Garage
- Cosy reception room
- Modern kitchen
- Two bathrooms
- Lovely location
- Tenure TBC
- Council Tax band C
- EPC rating D

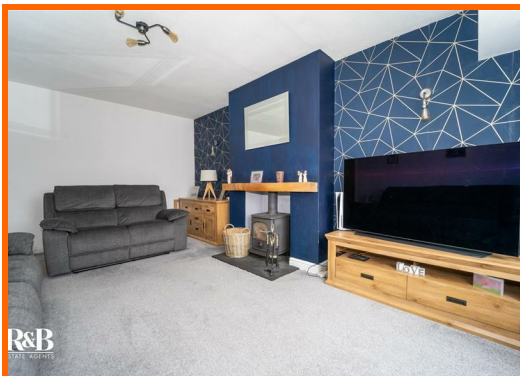
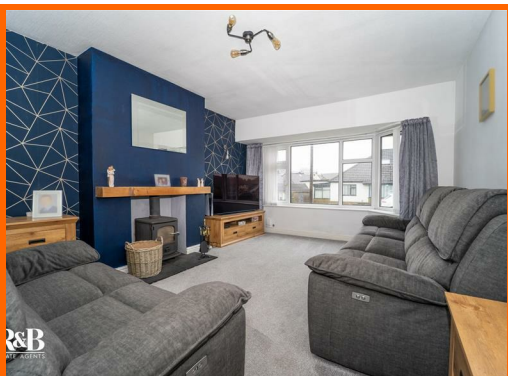


Get in touch today

01524 401402
info@gfproperty.co.uk
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£275,000

Get to know the property



Nestled in the charming area of Monkswell Avenue, Bolton Le Sands, this delightful home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a lovely reception room, featuring a multi-fuel fire that creates a warm and inviting atmosphere, ideal for cosy evenings with family and friends.

The property boasts four well-proportioned bedrooms, providing ample space for a growing family or those who enjoy having guests. Each room is designed to maximise natural light, ensuring a bright and airy feel throughout. The contemporary bathroom adds a touch of elegance, equipped with modern fixtures that cater to your everyday needs.

In addition to the main bathroom, the house includes a second bathroom, enhancing convenience for busy households. The thoughtful layout ensures that everyone has their own space, making it a practical choice for family living.

Off-street parking is an added benefit, allowing for easy access and peace of mind in this desirable location. Bolton Le Sands is known for its friendly community and proximity to local amenities, making it an ideal place to call home.

This property is a wonderful opportunity for those seeking a spacious and stylish residence in a sought-after area. Don't miss the chance to make this charming house your new home.

For further information, please contact the office at your earliest convenience.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

Vestibule

UPVC double glazed frosted window, ½ tile UPVC double glazed frosted door, wood door to hall.

Hall

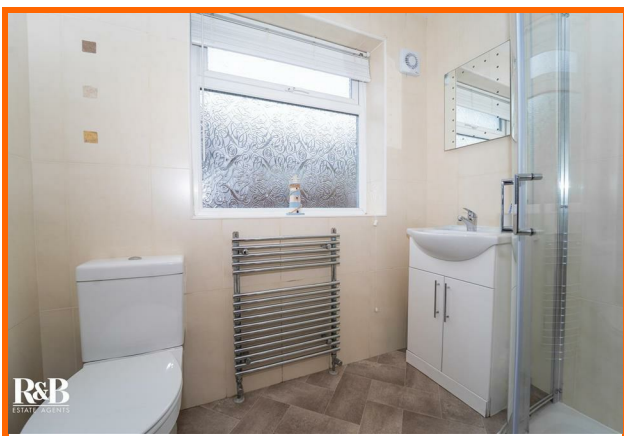
Central heating radiator, smoke alarm, Two storage cupboards, doors leading to reception room, kitchen, bathroom, bedroom one and bedroom two.

Reception room

UPVC double glazed bay window, central heating radiator, cast iron multi fuel burning stove, stone hearth, wood mantle



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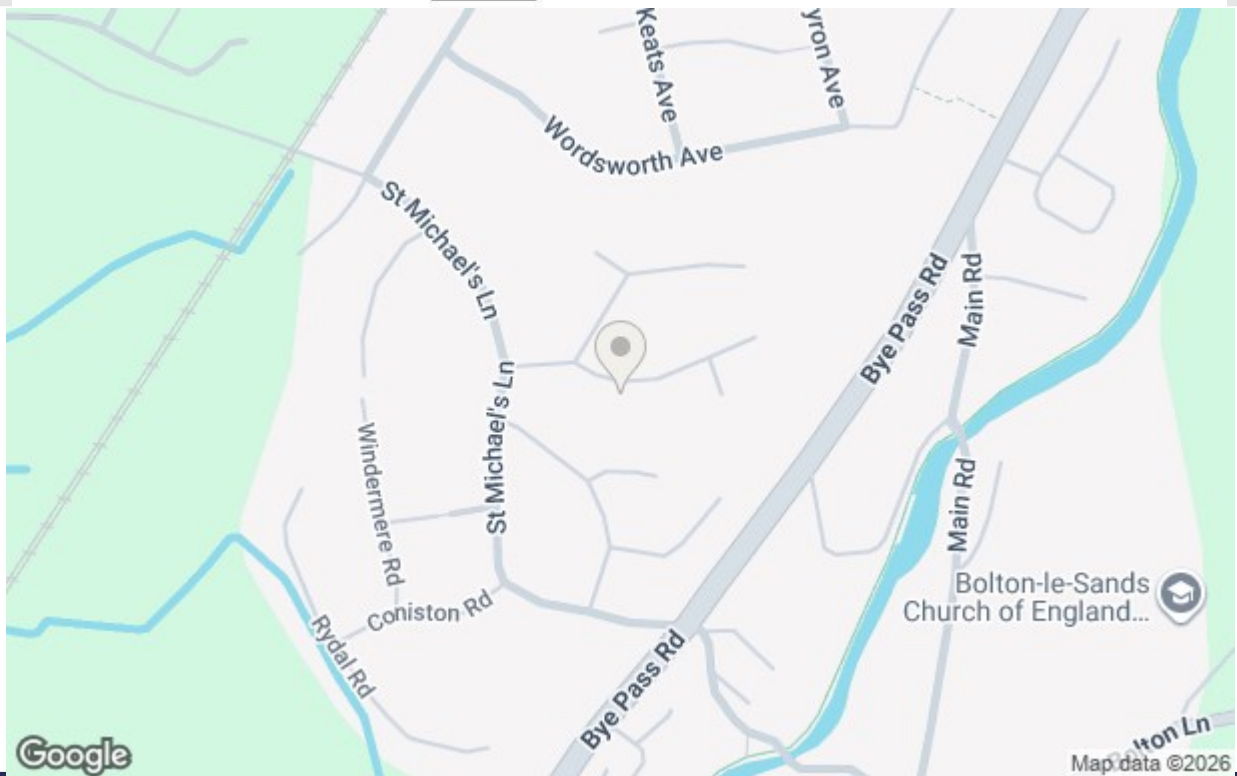
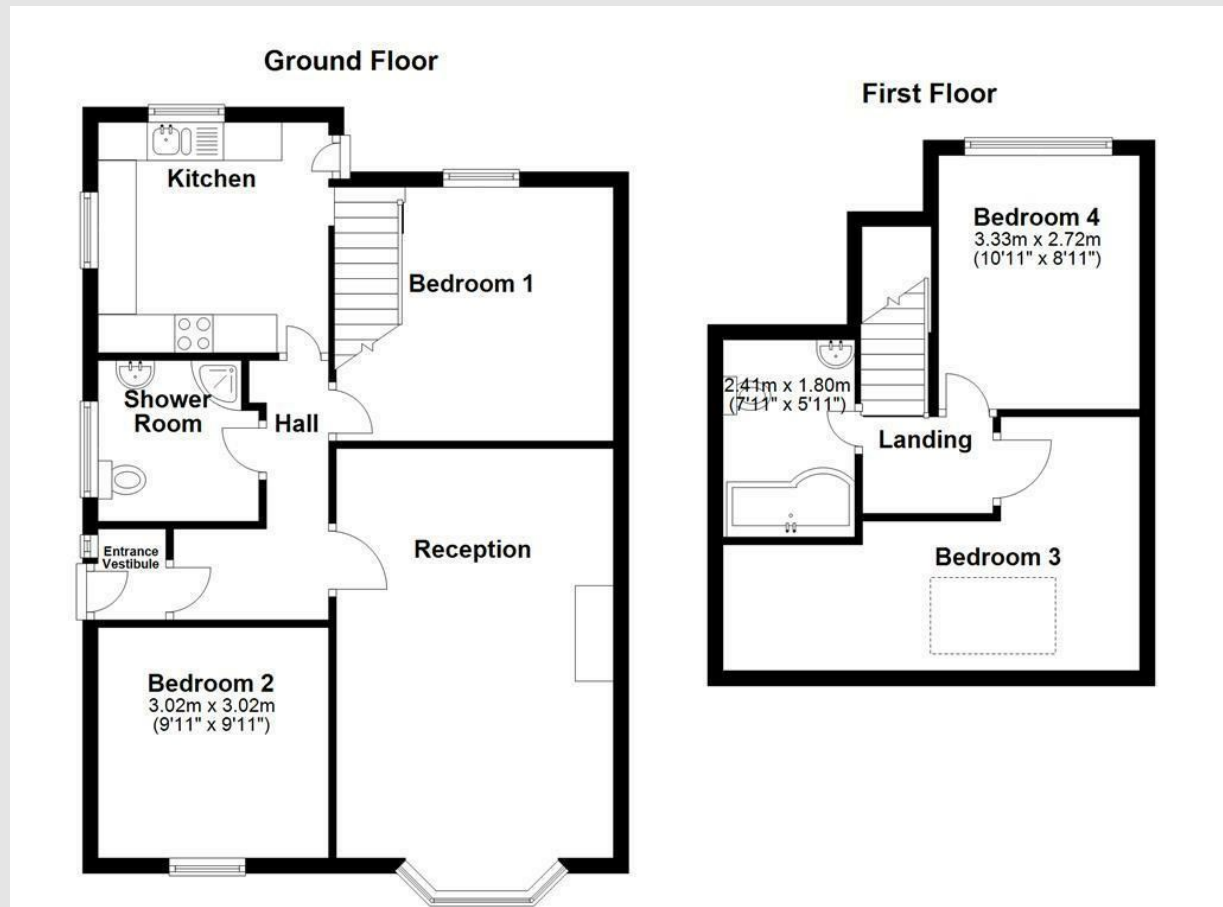
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	