



7 Brookfield View, Bolton  
Le Sands, Carnforth, LA5

8DT

7, Brookfield View, Bolton Le Sands, Carnforth

## *The property at a glance*

3  1  1 

- Spacious Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Lovely Rear Garden
- Rural Views & Canal
- Wash-house
- Tenure: Freehold
- Property Band: B
- EPC: D
- Sought After Location



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £200,000

# Get to know the property



Nestled in the charming area of Brookfield View, Bolton Le Sands, this delightful house offers a perfect blend of comfort and scenic beauty. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The main bedroom boasts stunning sea views, providing a tranquil retreat to unwind after a long day.

The heart of the home is a lovely reception room, featuring a sliding door that seamlessly connects to the garden, allowing for an abundance of natural light and easy access to outdoor living. The open aspect kitchen and dining room is perfect for entertaining, creating a warm and inviting atmosphere for family meals and gatherings.

The garden itself is a true gem, backing onto the picturesque canal, offering a serene setting for relaxation or outdoor activities. The fantastic location of this property ensures that you are never far from local amenities, while still enjoying the peace and quiet that comes with living in such a desirable area.

This house is not just a home; it is a lifestyle choice, combining modern living with the beauty of nature. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

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 £60 inclusive of VAT and will be charged before the offer can be officially accepted.

### **Vestibule**

UPVC double glazed window, composite door, vinyl floor, wood single glazed window, door to hall.

### **Hall**

UPVC double glazed window, central heating radiator, stairs to first floor, doors to reception rooms 1 and 2.

### **Reception Room**

Central heating radiator, electric fire in wood heart and surround, laminate floor, UPVC double glazed sliding door to rear, door to kitchen.

### **Reception Room 2**

UPVC double glazed window, central heating radiator, laminate floor, opening to kitchen.

### **Kitchen**

UPVC double glazed window, UPVC double glazed frosted door, extractor fan, shaker style units, marble effect laminate units, extractor hood, 4 ring electric hob, double electric oven, stainless steel sink with mixer tap, tiled splash back, plumbing for dishwasher, laminate floor.

### **Landing**

UPVC double glazed window, smoke alarm, loft access, stairs to ground floor, doors to WC, bathroom, bedrooms, 1,2 & 3.

### **WC**

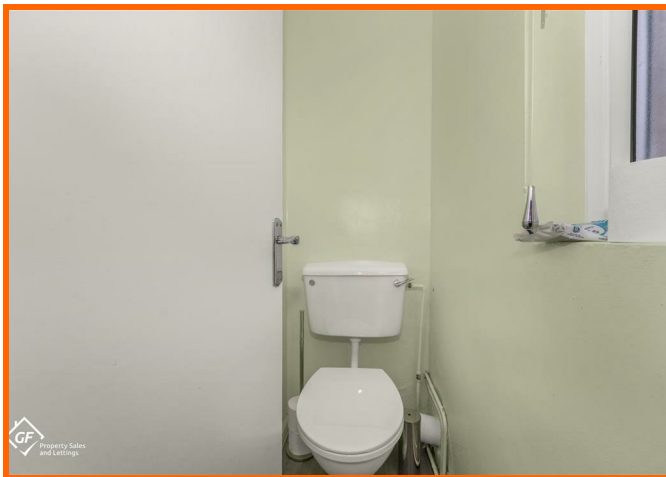
UPVC double glazed frosted window, low rise WC, laminate floor.

### **Bathroom**

UPVC double glazed frosted window, central heating radiator, half tiled, pedestal wash basin with traditional taps, panelled bath with traditional taps and electric shower above.



# 7 Brookfield View, Bolton Le Sands, Carnforth, LA5 8DJ



# 7 Brookfield View, Bolton Le Sands, Carnforth, LA5 8DJ



Get in touch today

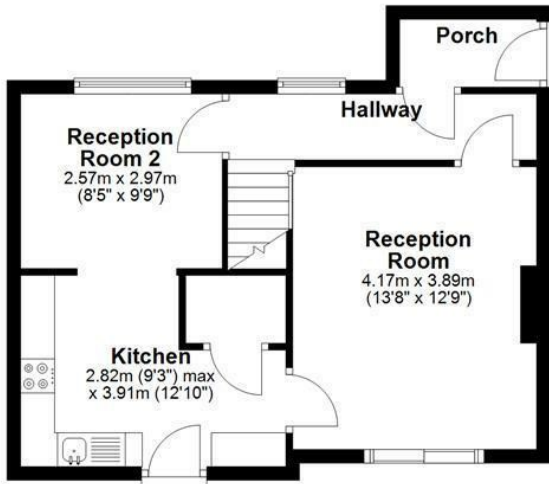
01524 401402

[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)

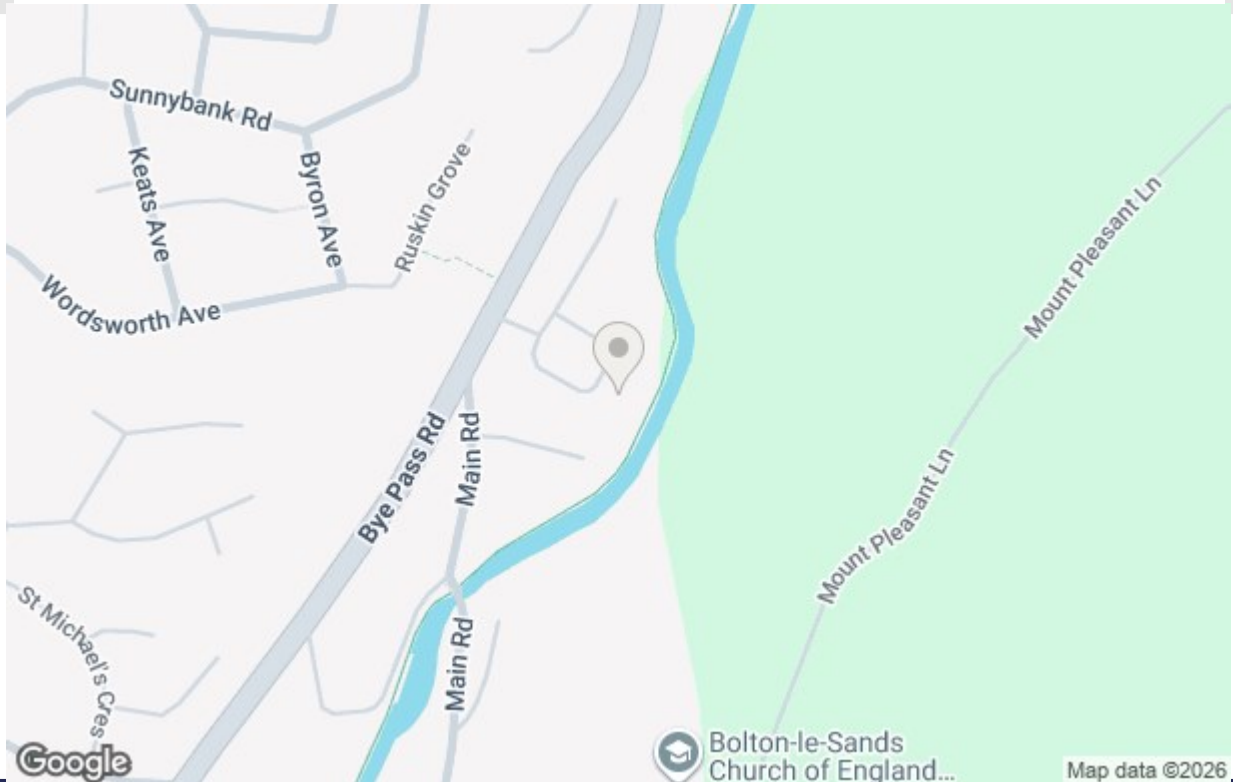
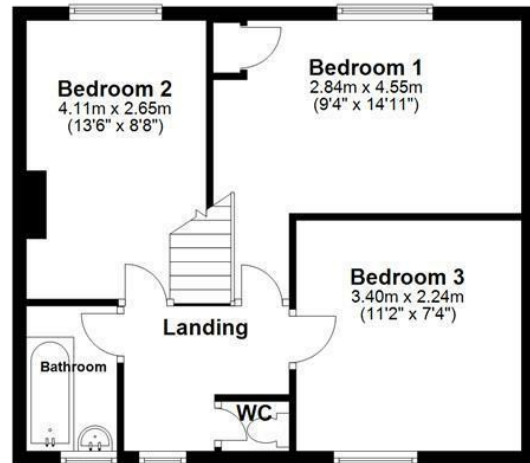
[gfproperty.co.uk](http://gfproperty.co.uk)

# Take a nosey round

Ground Floor



First Floor



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(65-80) <b>C</b>			(65-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	81	<b>England &amp; Wales</b>
		63	EU Directive 2002/91/EC