



22 Sunnybank Road,  
Bolton Le Sands,  
Carnforth LA5 8HW

22, Sunnybank Road, Bolton Le Sands, Carnforth

## ***The property at a glance***

4  1  1 

- Detached Dormer Bungalow
- Three Bedrooms
- Spacious Lounge
- Balcony
- Driveway & Enclosed Garden
- Sought After Location
- Offered With No Chain Delay!
- Tenure: Freehold
- Band: C
- EPC:



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01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# **£250,000**



# Get to know the property

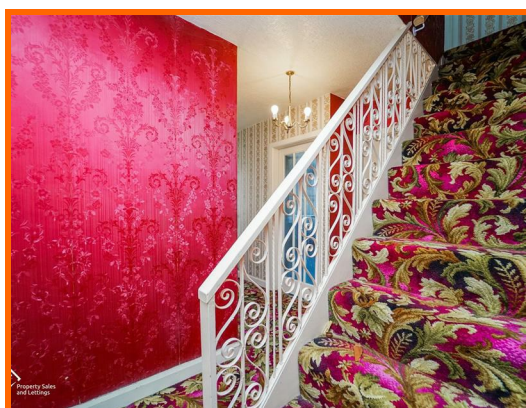
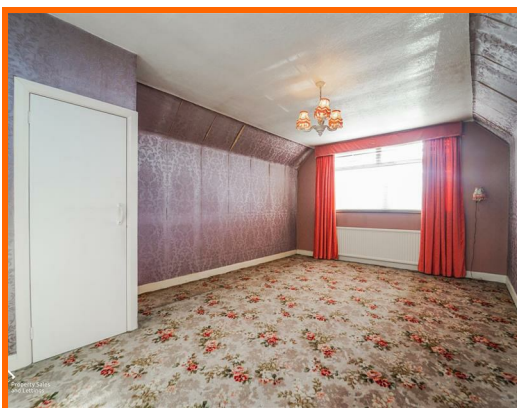


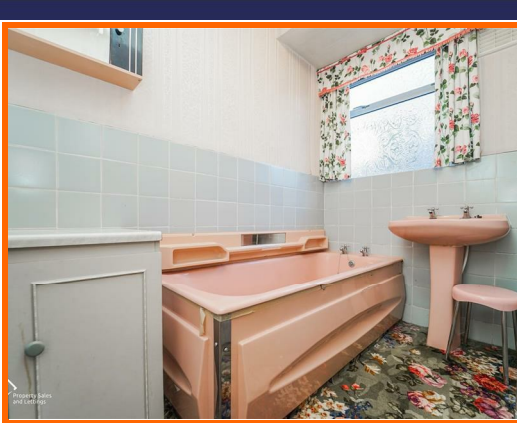
Nestled on Sunnybank Road in the charming village of Bolton Le Sands, this detached dormer bungalow presents an exciting opportunity for those looking to create their dream home. With four well-proportioned bedrooms and a spacious living room, this property offers ample space for families or those seeking a comfortable retreat.

The bungalow features a generous kitchen diner, perfect for family meals and entertaining guests. While the property is in need of modernisation, it boasts fantastic potential, allowing you to tailor the space to your personal taste and lifestyle. The good-sized plot includes a driveway with parking for one vehicle, a garage, and an enclosed rear garden, providing a private outdoor space for relaxation and recreation.

Situated in a sought-after location, this home is conveniently close to scenic coastal walks, making it ideal for nature enthusiasts. Additionally, excellent transport links ensure easy access to nearby towns and cities, enhancing the appeal for commuters.

This property is a rare find, offering both space and potential in a desirable area. Whether you are looking to invest or create a family home, this bungalow is well worth a visit. Embrace the opportunity to transform this property into a stunning residence that reflects your unique style.





## Porch

Single glazed frosted door to hall.

## Hallway

2x Central heating radiator, doors to kitchen, living room, lounge, bedroom, WC, bathroom and stairs to first floor.

## Kitchen

2x UPVC double glazed windows, central heating radiator, wooden wall and base units, space for dishwasher, oven, 4 ring gas hob, plumbing for washing machine, integrated fridge freezer, stainless steel sink with mixer tap and draining board.

## Living Room

Coving, 2x central heating radiators, 3x UPVC double glazed windows, electric fire with tiled hearth, mantel and surround.

## Lounge

UPVC double glazed window, 2x central heating radiators, electric fire, under stairs storage cupboard.

## Bedroom 1

UPVC double glazed window, central heating radiator.

## WC

UPVC double glazed frosted window, low level WC, partially tiled walls.

## Bathroom

UPVC double glazed frosted window, central heating towel radiator, pedestal wash basin with traditional taps, panelled bath with traditional taps, built in vanity cupboard, partially tiled walls.

## Landing

Doors to bedrooms 2 and 3.

## Bedroom 2

UPVC double glazed window, central heating radiator, built in storage cupboard.

## Bedroom 3

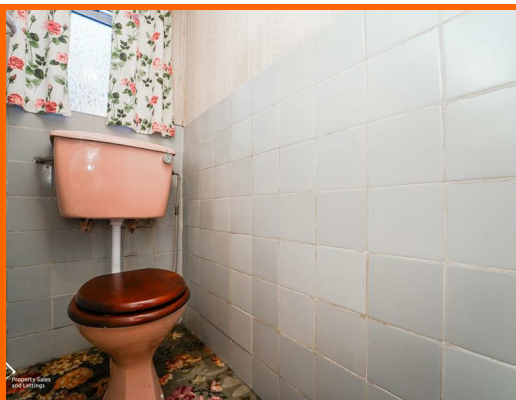
2x UPVC double glazed windows, 2x central heating radiator, eaves storage, 1x UPVC double glazed frosted door to Juliette balcony.

## Rear External

Paved patio area, access to garage via rear door, access to side.

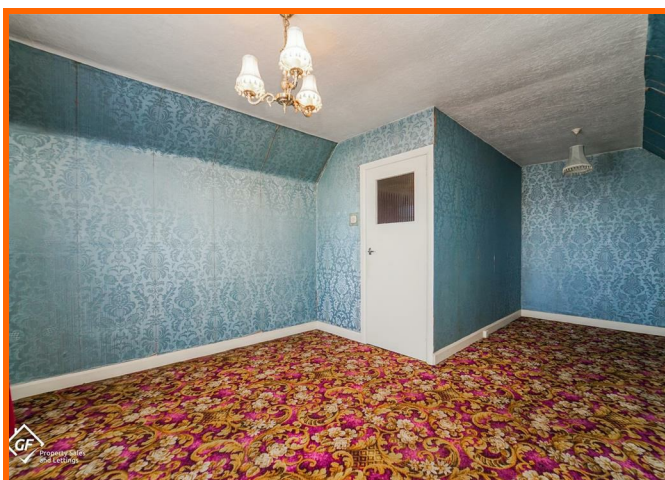
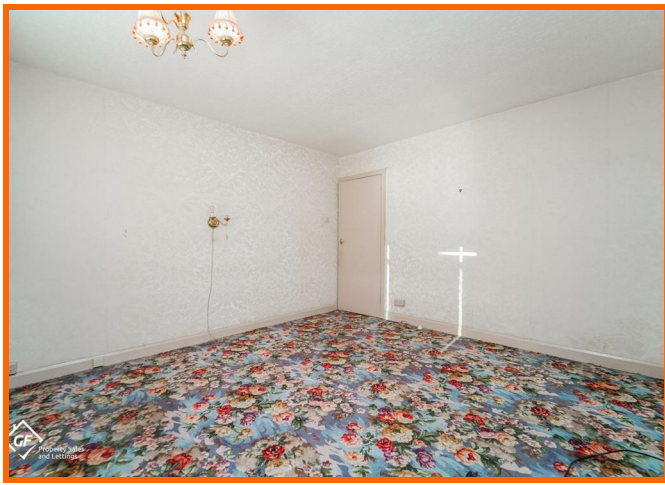
## Front External

Accessed via wrought iron gates, paved path to front garden with mature planted borders, gravel front garden, laid lawn areas, concrete driveway to garage with up and over door.





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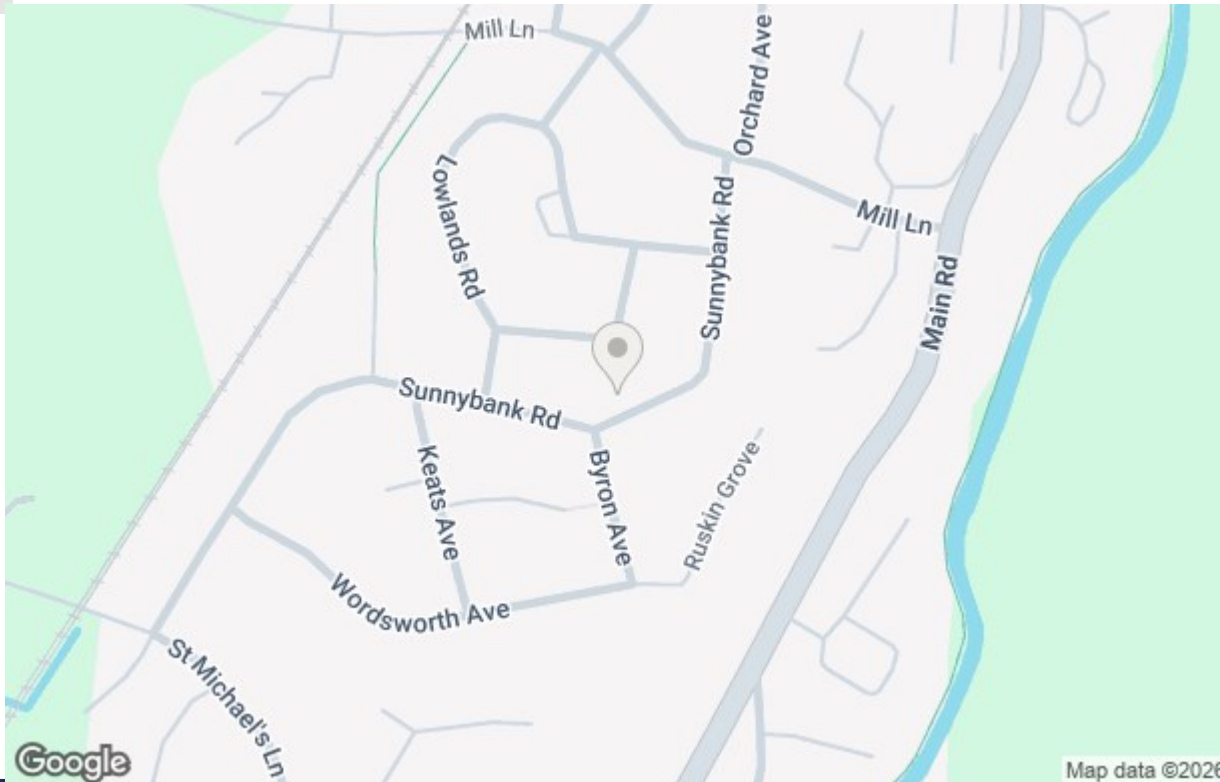
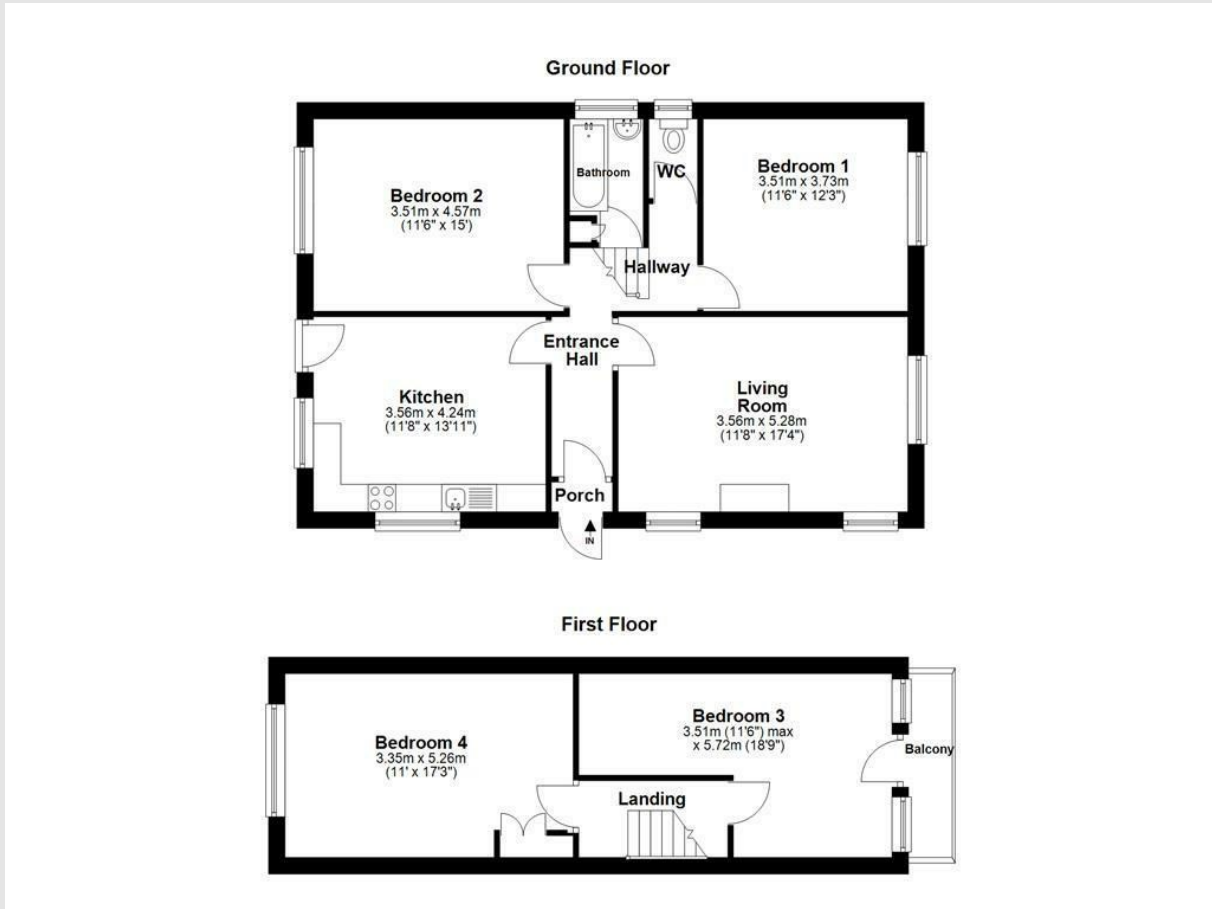
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>58</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>		<b>82</b>	<b>58</b>
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(21-38) <b>F</b>		<b>58</b>	<b>58</b>
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	