



**2 Bed  
Bungalow - Detached  
located in Bolton Le Sands**

**Jennings**  
estate agents

**10 Orchard Avenue  
Bolton Le Sands  
Carnforth  
LA5 8HP**



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Asking price £265,000

Jennings Estate Agents are pleased to welcome to the market, this extended, two bedroom bungalow. Located within a popular residential location, and close to local amenities and bus route. The property may suite a wide range of buyers, with it having the potential to be extended, into a three bedroom family home (subject to planning).

The property features; entrance porch and door leading into the hallway. The lounge is located to the front aspect. Sitting room, with stairs leading to the first floor landing. Dining area, being open plan to the modern fitted kitchen with integrated appliances. Access from the dining room, via the double glazed French doors, and access leading to the utility room. The master bedroom, benefits from a dressing room and two piece suite. To the first floor you will find the second bedroom, with partial sea views. Access to a two piece suite and large loft space.

Externally the property provides ample off road parking to the front. Enclosed rear garden with established plants, paved patio area, greenhouse and garage/workshop. NO UPPER CHAIN.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

### **Entrance Porch**

Entrance doorway and uPVC double glazed windows to the side aspect. Meter cupboard. Door leading to-

### **Hallway**

Double glazed window to the side aspect. Double radiator.

### **Lounge**

13'8" x 12'10"

(into bay)

Double glazed uPVC bay window to the front aspect. Electric fire with tiled hearth. Radiator. Coving to the ceiling.

### **Sitting Room**

9'1" x 8'5"

Double glazed window to the side aspect. Radiator. Stairs leading to the first floor landing.

### **Dining Area**

8'2" x 11'5"

Double glazed uPVC French door leading to the rear garden. Double radiator. Downlights. Door leading to the utility room, an open plan to-

### **Kitchen**

11'5" x 9'5"

Modern fitted kitchen with a range of wall and base units, with contrasting work surface incorporating a one and a half stainless steel sink unit. Electric oven, microwave, induction hob and stainless steel extractor fan. Integrated dishwasher, fridge, freezer and wine cooler. Double glazed uPVC window to the rear aspect. Downlights.

### **Utility Room**

4'1" x 7'4"

Double glazed uPVC window to the side aspect. Space for a washing machine and tumble dryer.

### **Master Bedroom**

12' x 9'6"

Double glazed uPVC window to the side aspect. Fitted wardrobes. Double radiator. Open archway leading to-

### **Dressing Room**

7'1" x 6'

Radiator and downlights. Door leading to-

### **WC**

Two piece suite comprising; wash hand basin and low level WC. Radiator. Fitted storage cupboard.

### **Shower Room**

Three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail.

### **First Floor**

#### **First Floor Landing**

Large floor space, which could be used as an office space. Velux window and eaves storage. Door leading to a large loft space.

### **WC**

Two piece suite comprising; wash hand basin and low level WC.



### **Bedroom Two**

11'8" x 11'1"

Double glazed uPVC window to the rear, with distant views towards the sea. Two radiators. Eaves storage.

### **Exterior**

#### **External**

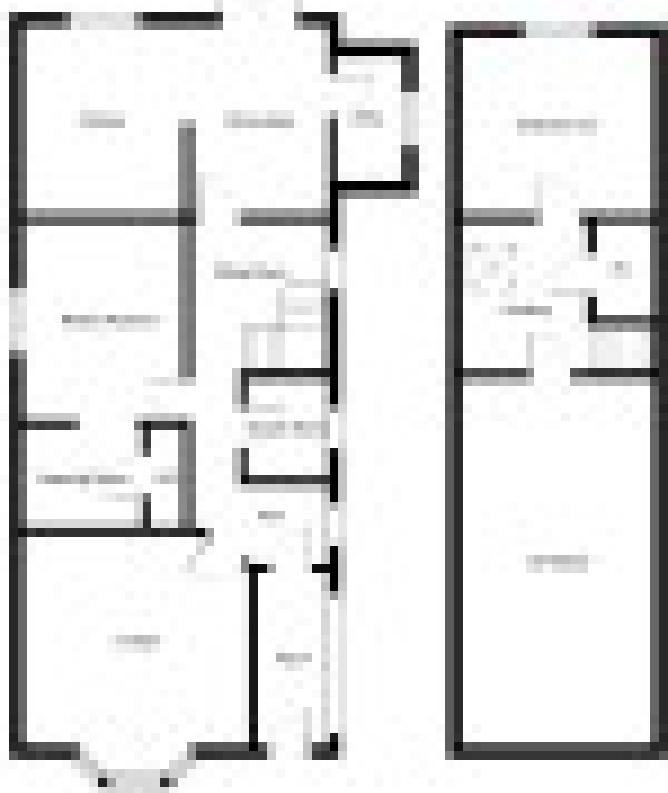
Block paved front garden, providing ample off road parking. Enclosed private rear garden with a paved patio area, established shrubbery, flowerbeds and greenhouse.

### **Garage / Workshop**

17'7" x 8'8"

Wooden garage doorway and two single glazed windows. Power and light.





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

**EPC Rating: D**

**Council Tax Band: B**

#### DIRECTIONS

#### CONTACT

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