



Bolton Le Sands

£285,000

37 Church Brow, Bolton Le Sands, Lancashire, LA5 8DY

Nestled in a peaceful residential cul-de-sac in the highly sought-after village of Bolton Le Sands, this property enjoys a generous plot in a superb location just north of Lancaster and Morecambe, with both the canal and the coastline nearby.

Bolton Le Sands is a vibrant village that appeals to families, couples, and individuals alike, offering a wide range of local amenities including a popular primary school, post office, shops, and restaurants. With excellent transport links, including regular bus services, nearby Carnforth train station, and easy access to the M6 motorway.

Quick Overview

- Beautifully Presented Mid-Terraced Home
- Cul-De-Sac Location in Bolton Le Sands
- Large Rear Garden
- Off Street Parking
- Modern Kitchen Dining Room, Fitted in 2023
- Perfect Family Home
- Popular Residential Location
- Perfectly Located For Canal Strolls
- Nearby Shops, Amenities and Transport Links
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Driveway

Property Reference: C2550



Entrance Hall



Living Room



Living Room



Dining Room

Tucked away at the end of a quiet cul-de-sac, this deceptively spacious home offers stylish and well-planned living accommodation throughout. Step into the bright and airy entrance hall, which leads into a beautifully upgraded open-plan breakfast kitchen. Installed in 2023, the modern kitchen boasts elegant navy shaker-style cabinetry, complemented by stylish worktops and a classic white tiled splashback finished with an array of integrated NEFF appliances.

Flowing seamlessly from the kitchen is the open-plan dining and living area, patio doors open directly onto the garden, allowing for effortless indoor-outdoor living during the warmer months. An archway leads into a cosy lounge area, complete with grey carpets and a charming log burner.

A fantastic addition to the ground floor is the added convenience of a separate utility room, offering further countertop space, plumbing for a washing machine, and access to both the rear garden and a separate WC. Adjacent to this is a further versatile room that could be used for storage purposes or be transformed into a home office, hobby room, or occasional guest bedroom.

To the first floor you'll find three generously sized and neutrally decorated bedrooms, each finished with grey carpets and offering plenty of space for furniture. Bedroom one also benefits from built-in sliding wardrobes.

Completing the first floor is a modern bathroom along with a separate additional WC across the landing – a practical feature for family living. Both spaces are finished to a high standard with contemporary fittings and chrome fixtures.

Externally, the property occupies a generous plot, with a low-maintenance paved driveway at the front. To the rear, a spacious garden framed by mature shrub borders enjoys open views over the surrounding fields, offering a peaceful and private outdoor retreat. A raised decking area seamlessly leads down to a well-designed patio, perfect for relaxing or entertaining guests.

Accommodation with approximate dimensions

Entrance Hall

Living Room 13' 4" x 11' 7" (4.06m x 3.53m)

Kitchen 14' 2" x 11' 7" (4.32m x 3.53m)

Dining Room 10' 2" x 7' 0" (3.1m x 2.13m)

Utility 4' 9" x 4' 1" (1.45m x 1.24m)

Ground Floor WC

Outbuilding/Storage Room 11' 3" x 9' 1" (3.43m x 2.77m)

Bedroom One 13' 4" x 13' 1" (4.06m x 3.99m)



Kitchen



Kitchen



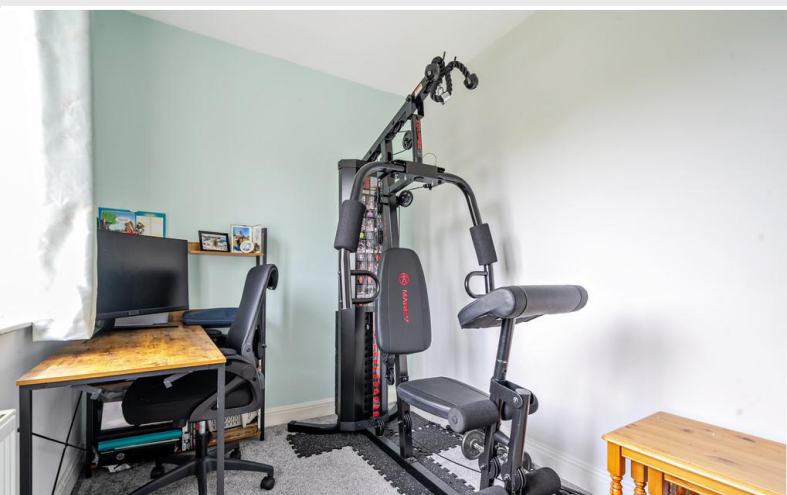
Utility



Bedroom One



Bedroom Two



Bedroom Three

Bedroom Two 13' 0" x 10' 0" (3.96m x 3.05m)

Bedroom Three 10' 4" x 6' 11" (3.15m x 2.11m)

Family Bathroom

First Floor WC

Property Information

Tenure Freehold

Council Tax Band B - Lancaster City Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

Energy Performance Certificate Energy Rating D. The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and continue into Bolton Le Sands. At the first set of traffic lights, bear left and continue up the hill and over the canal bridge. Proceed along Main Road and pass the church on the right. Take the left turning into Church Brow and the property can be found at the end of the cul-de-sac.

What3Words [///employ.triathlon.sway](http://employ.triathlon.sway)

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Bathroom



Garden



Garden



Rear Garden

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Meet the Team

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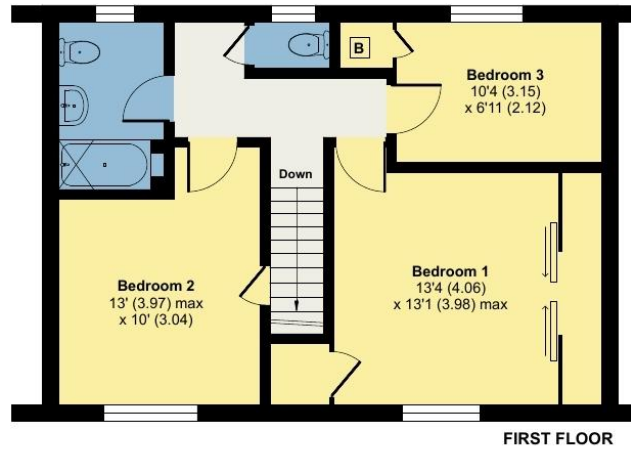
Church Brow, Carnforth, LA5

Approximate Area = 993 sq ft / 92.2 sq m

Outbuildings = 158 sq ft / 14.6 sq m

Total = 1151 sq ft / 106.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hackney & Leigh. REF: 1301375

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