



Bolton Le Sands

£450,000

16 Greenwood Avenue, Bolton Le Sands, Carnforth, Lancashire, LA5 8AW

A spacious and versatile four-bedroom semi-detached family home, ideally positioned in the heart of Bolton-le-Sands, offering generous living accommodation, landscaped gardens, ample parking and delightful views towards the bay.

Thoughtfully designed with an open-plan layout, this superb home is perfectly suited to modern family life and effortless entertaining.

Quick Overview

- Semi-Detached Family Home
- Four Double Bedrooms
- Open Plan Living Spaces
- Far Reaching Views Towards The Bay
- Well Maintained Rear Garden
- Sought After Village Location
- Excellent Transport Links
- Scenic Walks Nearby
- Off Road Parking
- Ultrafast Broadband Available*



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TBC



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2668



Entrance Hall



Living Room



Hallway



Kitchen/Diner

Bolton-le-Sands is a popular coastal village between Lancaster and Carnforth, known for its strong community feel, excellent local amenities and scenic shoreline walks. With well-regarded schools and great transport links, it is an ideal location for families and commuters alike.

Step inside at 16 Greenwood Avenue and into a welcoming entrance hall. To the front of the property, the cosy lounge provides a peaceful retreat, featuring a charming fireplace and a large bay window that fills the room with natural light.

To the rear, the home opens into an impressive open-plan kitchen, dining and living space, the true heart of the home. The shaker-style kitchen is fitted with an extensive range of wall and base units complemented by contrasting work surfaces, with integrated appliances including dual ovens, fridge, electric hob with extractor, Bosch dishwasher and a 1.5 stainless steel sink. A large rear window frames views across the garden, while patio doors provide seamless access outside.

The dining area flows naturally into the second sitting room, creating an ideal space for both everyday family living and entertaining guests. This inviting additional reception area features a wood-burning stove and bespoke shelving to the side of the chimney breast.

A practical utility room sits just off the kitchen, offering further storage units, a stainless steel sink, space for both a washing machine and tumble dryer and a freestanding freezer, while also housing the Vaillant boiler. Internal access to the garage is also available from here.

To the first floor are four well-proportioned bedrooms. The principal bedroom is a generous double with a front-facing bay window and fitted wardrobes. Bedroom two is a double with elevated rear views towards the bay, while bedroom three is another spacious double benefiting from far-reaching bay views and a private en-suite shower room comprising shower enclosure, WC and wash basin. Bedroom four is a comfortable single room, ideal as a nursery, dressing room or home office.

The family bathroom is fitted with a stylish four-piece suite including bath, separate shower enclosure, WC and vanity wash basin, complemented by extensive tiling.

Externally, the property continues to impress with beautifully maintained gardens designed for both relaxation and family enjoyment. Patio seating areas at both the upper and lower levels provide excellent spaces for al fresco dining, while the generous lawn is perfect for children and pets. Mature planting, established trees and a charming summerhouse complete this attractive outdoor setting.



Kitchen



Second Lounge/Family Room



Bedroom Two



Bedroom Three



Views Towards The Bay



Bedroom Four/Office

Accommodation (with approximate dimensions)

Entrance Hall 14' 10" x 6' 9" (4.52m x 2.06m)

Entrance to Kitchen/Diner 8' 11" x 7' 9" (2.72m x 2.36m)

Living Room 12' x 11' 9" (3.66m x 3.58m)

Kitchen/Diner 13' 1" x 23' (3.99m x 7.01m)

Family Room 11' 11" x 11' (3.63m x 3.35m)

Utility 8' 1" x 4' 8" (2.46m x 1.42m)

Downstairs WC 5' 6" x 2' 11" (1.68m x 0.89m)

Bedroom One 14' 7" x 10' 5" (4.44m x 3.18m)

Bedroom Two 11' 11" x 11' 2" (3.63m x 3.4m)

Bedroom Three 11' 8" x 8' 10" (3.56m x 2.69m)

En-Suite 3' 10" x 7' 9" (1.17m x 2.36m)

Bedroom Four/Office 8' 9" x 8' 5" (2.67m x 2.57m)

Bathroom 9' 1" x 7' 11" (2.77m x 2.41m)

Garage 16' 1" x 8' 5" (4.9m x 2.57m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council.

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

Directions Leave Carnforth heading south on the A6 and head into Bolton Le Sands. Follow the road straight on through the village and at the junction with Coastal Road carry straight on continuing along the A6. Take the 5th right onto Greenwood Avenue, turning right again at the end where number 16 is on your left hand side.

What3Words ///crescendo.media.overture

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bathroom



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

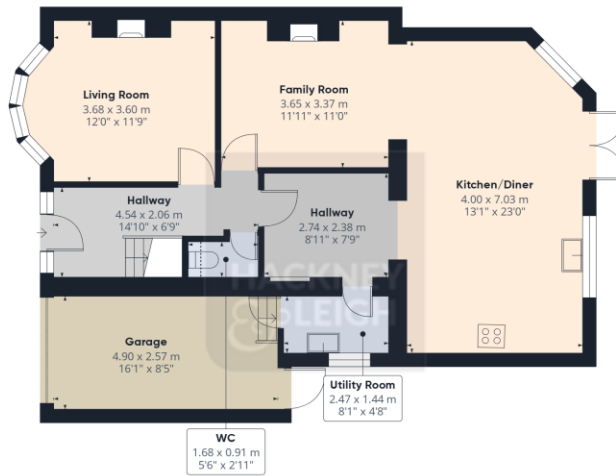


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Floor 0

Approximate total area⁰
139.9 m²
1506 ft²

Reduced headroom
0.2 m²
2 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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