



3, Fern Lea, Bolton Le
Sands, Carnforth, LA5 8HU

3, Fern Lea, Bolton Le Sands, Carnforth

The property at a glance **2** **1** **1**

- Modern, Three Storey Town House
- Two Double Bedrooms; one with En Suite WC
- Generous Lounge with Two Balconies
- Modern Fitted Kitchen Diner with Integrated Appliances
- Double Glazing & Gas Central Heating
- Low Maintenance Rear Garden
- Garage & Off Road Parking Space
- Sought After Location in Bolton Le Sands

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£1,100

Get to know the property



AVAILABLE NOW

Immaculately presented, two bedroom town house situated in the sought after village of Bolton Le Sands. Boasting a low maintenance rear garden, a garage and off road parking!

With spacious accommodation set over three storeys, rooms to the ground floor include a modern fitted kitchen diner with integrated appliances and a WC/cloaks. To the first floor, is the generously proportioned lounge which has a modern feature fire and boasts two balconies - one to the front elevation and one to the rear overlooking the garden. To the second floor is a three piece bathroom suite and two double bedrooms, one with en suite WC.

Externally, there is a low maintenance rear garden, garage and off road parking space.

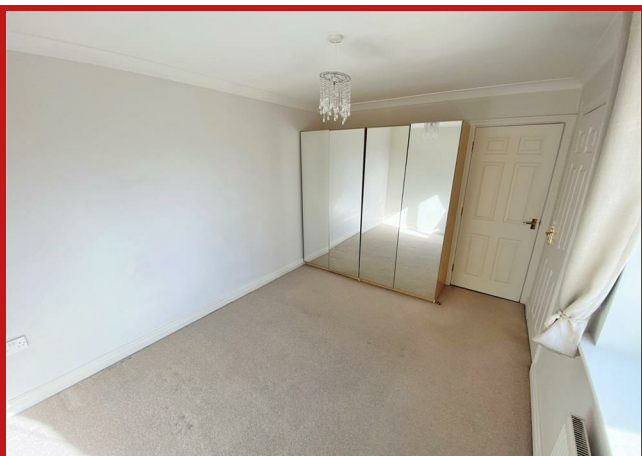
Situated in the popular village of Bolton Le Sands, the property is in a great location close to all local amenities including schools, post office, shops and restaurants. Bolton Le Sands is an ideal area for families, couples or individuals alike, with Carnforth, Morecambe and Lancaster all within easy reach. There are regular bus services, Carnforth train station and access to the M6 motorway nearby.

Any Other Information

A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.



3 Fern Lea, Bolton Le Sands, Carnforth, LA5 8HU



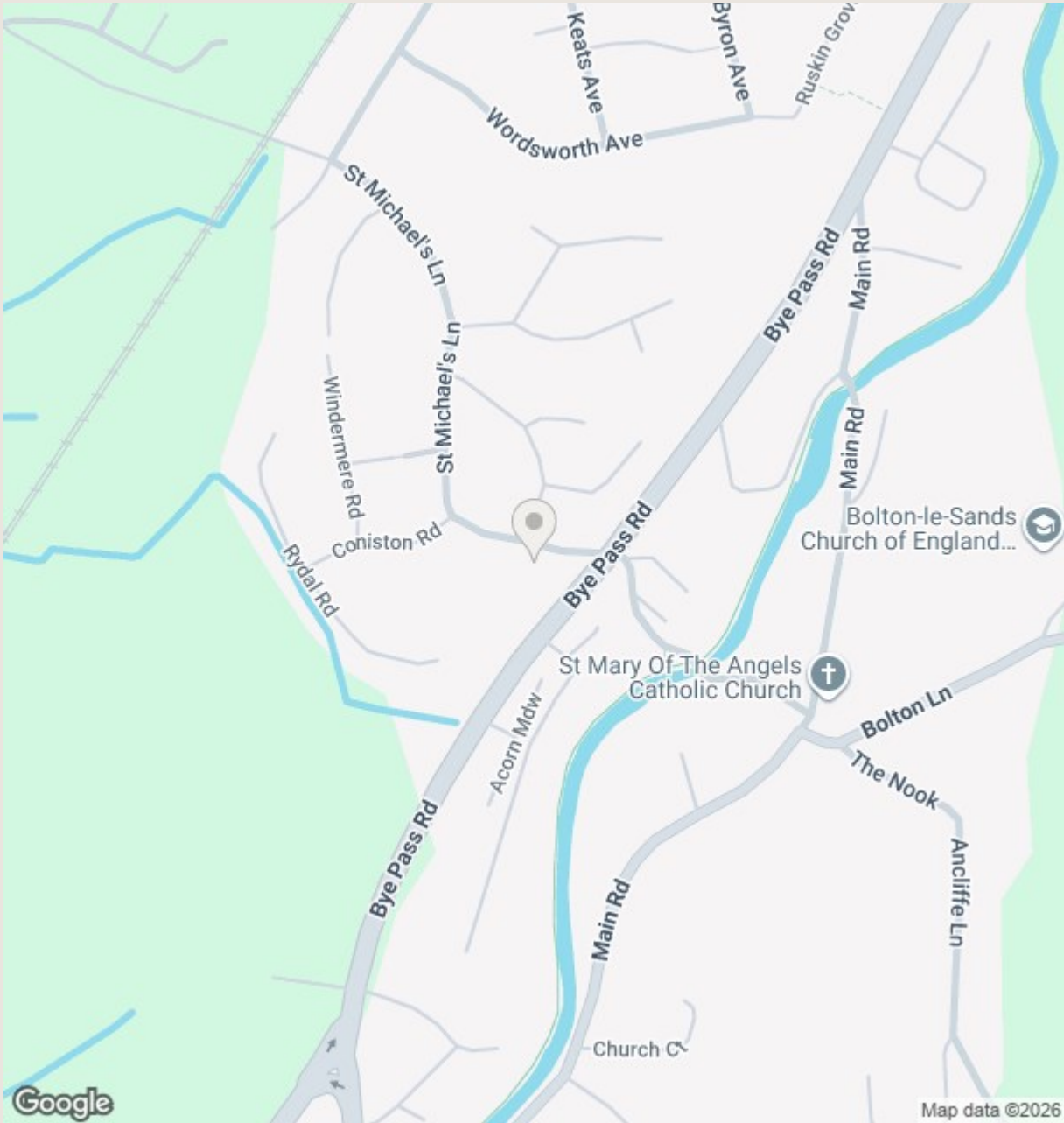
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round



GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		