WATERHOUSE
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25 Slyne Road – Bolton le Sands



25 Slyne Road – Bolton le Sands

Freehold £285,000







Features

- Three-bedroom 1930s semi-detached home full of character
- Two reception rooms
- Original cast-iron fireplaces, leaded windows and panelled staircase
- Open outlook to the front with views towards the fells
- Long, private rear garden with patio, rockery and lawn
- Conservatory overlooking the garden

A well-loved 1930s family home that has been in the same hands for many years. Much of its original charm is still here with cast-iron fireplaces, leaded windows, a traditional panelled staircase and built-in cupboards. The front door opens into the welcoming hallway. The living room is located at the front, with a large bay window and an ornate cast-iron fireplace as its centrepiece. At the rear, a large second reception room has sliding doors into the conservatory allowing natural light to flow through from the garden. The kitchen also looks over the garden. It has plenty of cupboards, tall built-in larder cupboards, a breakfast bar and a door leading out to the driveway. Upstairs, both double bedrooms have their original cast-iron fireplaces. The front bedroom and the single bedroom catch the sun and look out across the green opposite towards the fells in the distance. The rear bedroom has built-in cupboards and looks over the garden. The family bathroom has a bath and a separate shower. The garden is a huge benefit to the home and from the conservatory French doors open onto a paved patio, and stepping stones lead through a rockery to a long, level lawn. The garden is sheltered by fencing on one side and a tall, neat hedge on the other, with mature trees beyond. It's a peaceful, private space for children to play, for gardening, or for relaxing on summer evenings. At the front, a long driveway behind a five-bar gate fits three vehicles and leads to the detached garage. Bolton-le-Sands is a popular and friendly village situated between Lancaster and Carnforth, close to the shores of Morecambe Bay and just around 20 minutes from the edge of the Lake District National Park. The village offers an excellent range of amenities, including three churches, two pubs, a fish and chip shop, restaurants, cafés, and Bolton-le-Sands Church of England Primary School, rated Good by Ofsted. There are wonderful walks to enjoy along the Lancaster Canal and down to the shoreline, making it a fantastic location for those who appreciate the outdoors. Junction 35 of the M6 is approximately five minutes away by car, while rail services are available from nearby Carnforth and Morecambe stations. A regular bus service also runs through the village, providing convenient links to the surrounding area.









GROUND FLOOR

Entrance Porch and Hallway - The entrance porch has space for coats and shoes and leads into the main hallway. The hallway has a traditional panelled staircase, and a feature window on the stairs brings in extra natural light.

Living Room - A comfortable front room with a large bay window with leaded panes overlooking the front garden. The focal point is a striking cast-iron fireplace with decorative tiles, a timber surround and a hearth, perfect for cosy winter evenings. There is feature coving to the ceiling.

Dining/Second Reception Room - A large, versatile room that would be suitable for use as a dining room, family room or snug. It has a fireplace with a gas fire, wall lights, and sliding patio doors leading into the conservatory, with views down the garden.

Kitchen - The kitchen has a good range of wood-effect wall and base units, including a glazed display cabinet, and a double stainless steel sink under the window overlooking the garden. There's a Neff gas hob and a built-in electric oven, with space for a washing machine, fridge and freezer. A breakfast bar offers a spot for a quick coffee. Tall built-in cupboards offer generous larder storage, and a door leads out to the driveway.

Understairs Storage – A useful storage room with its own window and shelving. Because it has a window, it would be ideal to convert into a downstairs WC (subject to any necessary consents).







Conservatory - A light-filled room with French doors leading onto the patio with views down the length of the garden offering a lovely spot to spend time.

FIRST FLOOR

Bedroom One - A generous double bedroom at the rear of the house with a large leaded window overlooking the garden. It has built-in floor-to-ceiling cupboards and an original cast-iron fireplace.

Bedroom Two - A sunny double bedroom at the front of the home with an original cast-iron fireplace. The leaded window gives an open outlook across the green towards the fells in the distance.

Bedroom Three - A bright single bedroom located at the front with an open outlook. It would make an ideal child's room, nursery or home office, with access to the attic.

Bathroom - A white suite with a panelled bath, a separate shower cubicle with an electric shower, a pedestal basin and WC. The walls are tiled with a decorative border.

Garage - A detached garage with a slate roof located at the end of the driveway. It has plenty of room for a car, storage or a workshop.

Externally
At the front of the home lies a lawn and flower beds sit behind mature hedging, set back from the road. A long driveway behind a five-bar gate runs up the side of the house and can accommodate three vehicles and leads to the garage. At the rear, French doors open onto a paved patio with a rockery and stepping stones. Beyond is a long, level lawn, bordered by fencing on one side and a tall hedge on the other, with planting and mature trees around it. At the bottom of the garden there's a timber pergola and a shed.

Useful Information

Tenure - Freehold.

Council tax band - C (Lancaster City Council).

House built - 1930's.

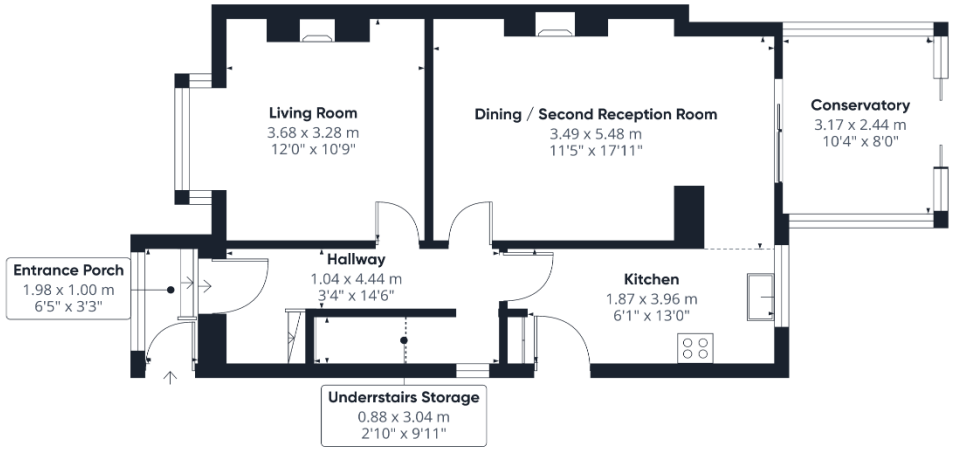
Heating - Gas central heating.

Drainage - Mains.

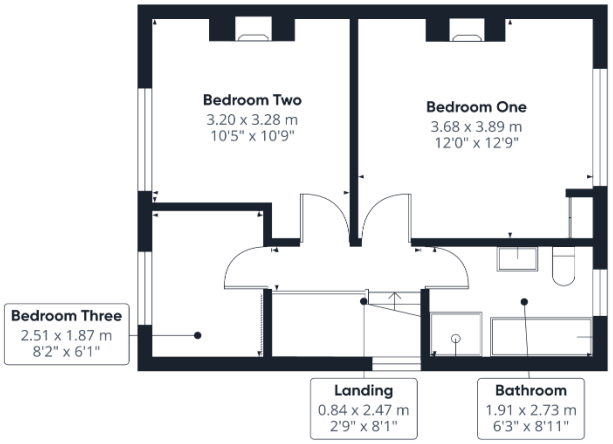
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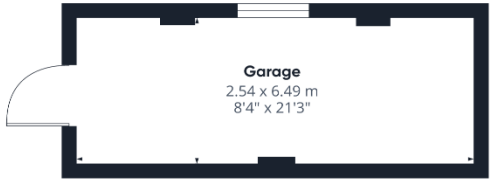
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

112 m²

1207 ft²

Reduced headroom

1.3 m²

14 ft²

(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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