



1 Monkswell Avenue,  
Bolton Le Sands,  
Carnforth LA5 8TY

1, Monkswell Avenue, Bolton Le Sands, Carnforth

## *The property at a glance*

4  2  2 

- Sought after area
- Impressive corner plot
- Four double bedrooms
- Cosy family living room
- Two contemporary bathrooms
- Extended kitchen, dining and living area
- Ideal for families and those looking to expand
- Tenure Freehold
- EPC Rating TBC
- Council Tax Band C

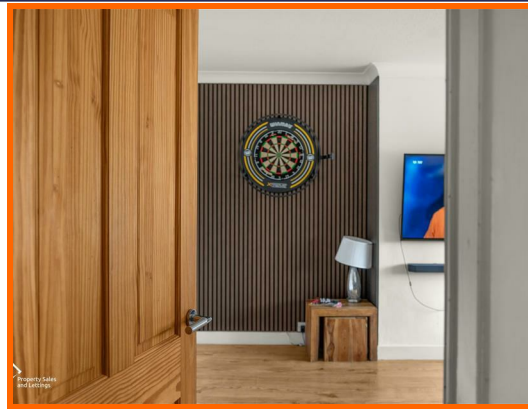


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info@gfproperty.co.uk  
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# £375,000

# Get to know the property



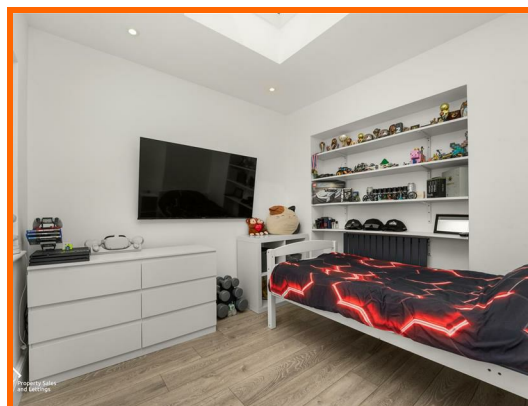
Nestled in the charming area of Bolton Le Sands, this delightful home on Monkswell Avenue offers a perfect blend of space and modern living. With four generously sized double bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

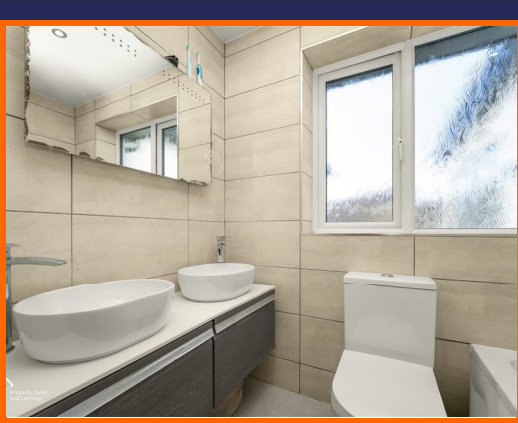
The heart of the home is the open aspect kitchen, dining, and living room, which creates a warm and inviting atmosphere for both entertaining and everyday living. This well-designed space allows for seamless interaction, making it perfect for family gatherings or hosting friends.

Set on a corner plot, the property boasts a wrap-around garden that provides ample outdoor space for relaxation and play. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is a wonderful addition to the home.

Additionally, off-street parking is available, ensuring convenience and ease for you and your guests.

This property is not just a house; it is a place where memories can be made. With its spacious layout and lovely outdoor area, it presents an excellent opportunity for those looking to settle in a friendly community. Do not miss the chance to make this charming home your own.





For further information, please contact the office at your earliest convenience.

#### **Porch**

UPVC double glazed window X4, gas central heating radiator, wood single glazed frosted window, wood single glazed frosted door leading to hall, tile floor.

#### **Hall**

Smoke alarm, coving, central heating radiator, storage cupboard X2, doors leading to reception room, kitchen, bathroom, bedroom two, bedroom three, stairs leading to first floor, laminate floor.

#### **Reception room**

UPVC double glazed bay window, central heating radiator, coving, laminate floor.

#### **Reception Room Two**

UPVC double glazed window X4, central heating radiator, Velux, 15x spotlights, UPVC double glazed sliding door leading to rear, door leading to bathroom, open to kitchen, tile floor.

#### **Kitchen**

5X Spotlights, central heating radiator, coving, shaker style wall and base units, wood worktop, tile splashback, hood extractor, four ring gas hob, electric oven, belfast sink with mixer tap, plumbing for washing machine and dishwasher, open to reception room two, door leading to bedroom four, tile floor.

#### **Bathroom**

UPVC double glazed frosted window, 2x spot lights, extractor, central heating towel radiator, dual flush W/C, corner vanity top sink with mixer tap, walk in direct feed waterfall shower, tile floor.

#### **Family Bathroom**

UPVC double glazed frosted window, underfloor central heating, 4X spotlights, full tile walls, dual flush W/C, his + hers vanity top sink with mixer taps, panelled bath mixer tap and over head waterfalls shower, tile floor.

#### **Bedroom One**

2X Wood double glazed Velux windows, central heating radiator, 8x spotlights, built in storage, access to eaves, laminate flooring.

#### **Bedroom Two**

UPVC double glazed window, central heating radiator, coving, laminate floor.

#### **Bedroom Three**

Central heating radiator, 4x spotlights, coving, understairs storage cupboard, laminate floor.

#### **Bedroom Four**

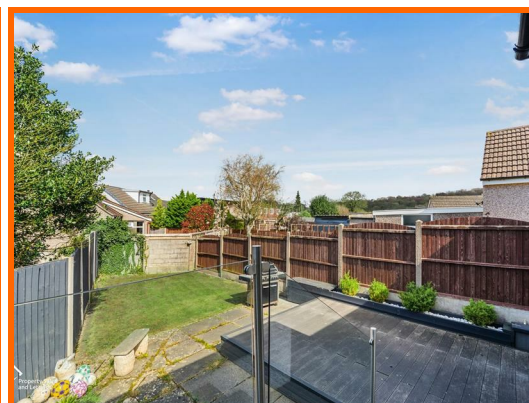
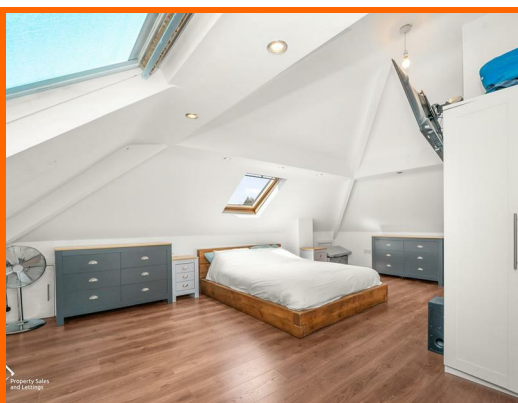
UPVC double glazed window, Velux window, central heating radiator, 4x spotlights, laminate floor.

#### **Front**

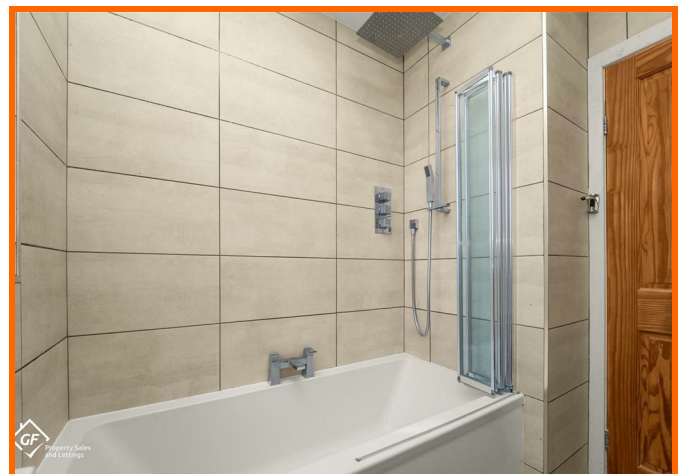
Laid to lawn, flagged, stones, concrete drive leading to garage.

#### **Rear**

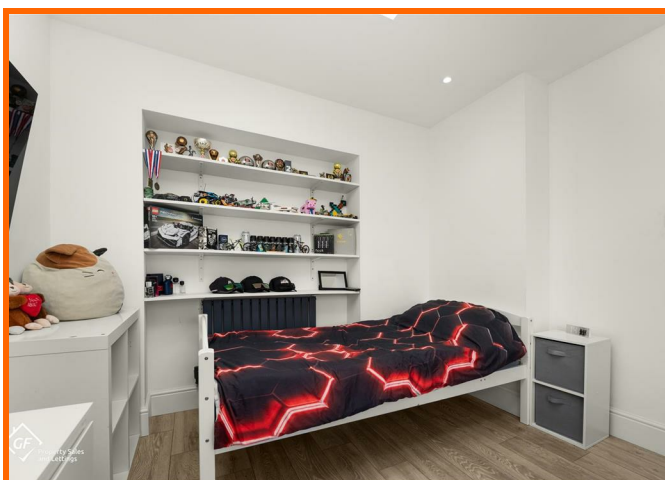
Decking, flagged, laid to lawn.



# 1 Monkswell Avenue, Bolton Le Sands, Carnforth, LA5 8JY



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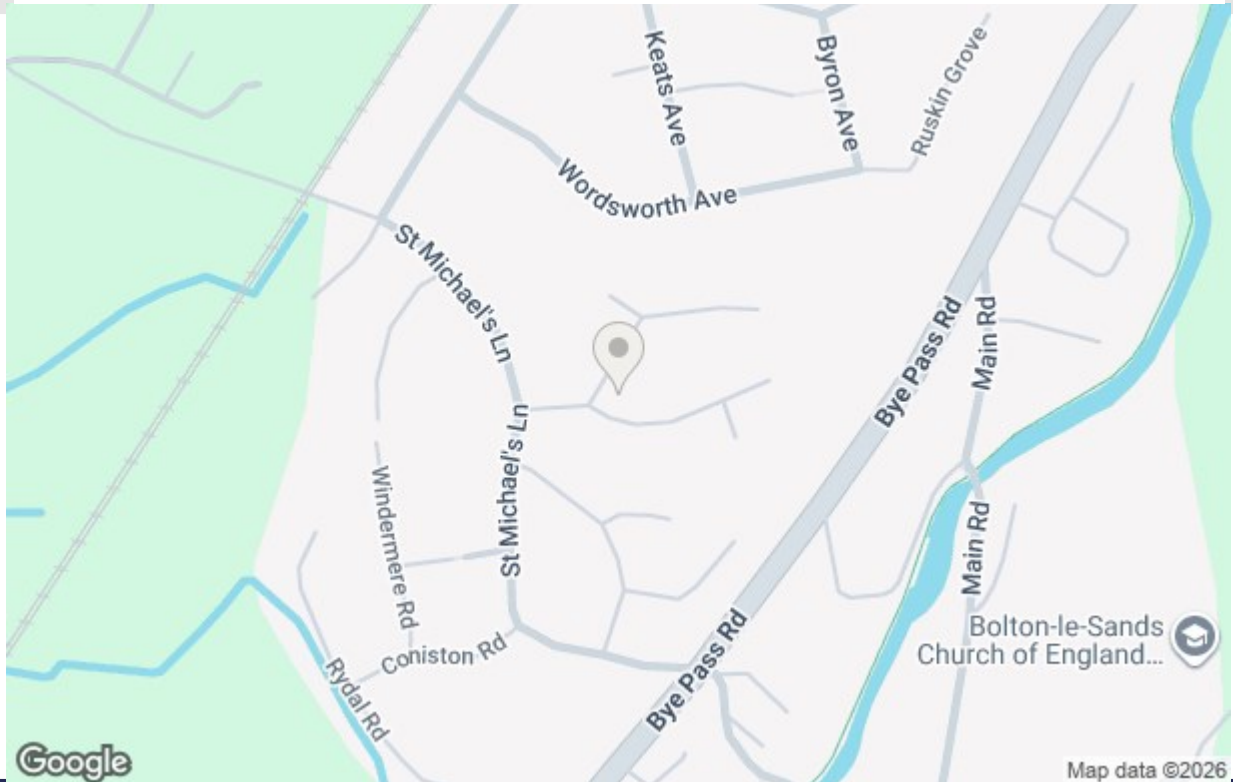
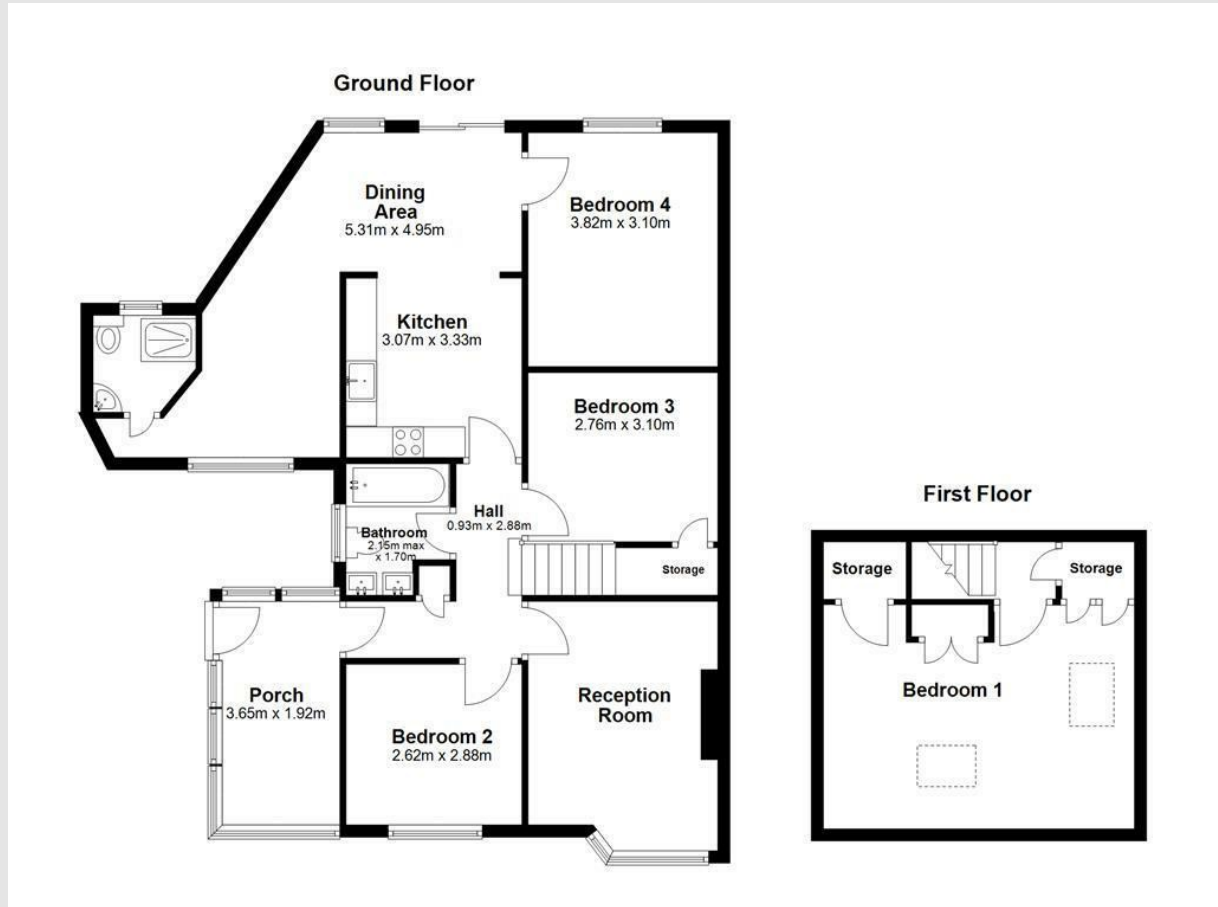
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# Take a nosey round



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	