



**R&B**  
ESTATE AGENTS

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

8, Monkswell Avenue, Bolton Le Sands, Carnforth

## The property at a glance 4 2 1

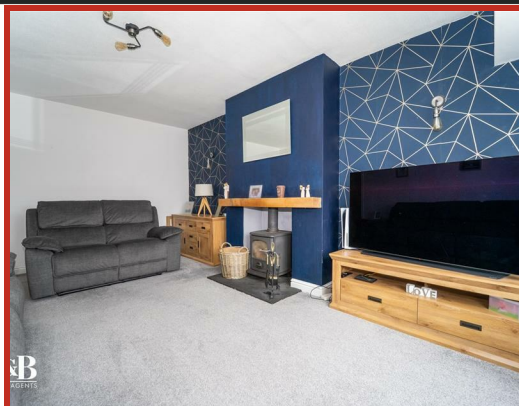
- Semi-detached dormer bungalow
- Off street parking
- Garage
- Cosy reception room
- Modern kitchen
- Two bathrooms
- Lovely location
- Tenure TBC
- Council Tax band C
- EPC rating D

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**£290,000**

# Get to know the property



Nestled in the charming area of Monkswell Avenue, Bolton Le Sands, this delightful home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a lovely reception room, featuring a multi-fuel fire that creates a warm and inviting atmosphere, ideal for cosy evenings with family and friends.

The property boasts four well-proportioned bedrooms, providing ample space for a growing family or those who enjoy having guests. Each room is designed to maximise natural light, ensuring a bright and airy feel throughout. The contemporary bathroom adds a touch of elegance, equipped with modern fixtures that cater to your everyday needs.

In addition to the main bathroom, the house includes a second bathroom, enhancing convenience for busy households. The thoughtful layout ensures that everyone has their own space, making it a practical choice for family living.

Off-street parking is an added benefit, allowing for easy access and peace of mind in this desirable location. Bolton Le Sands is known for its friendly community and proximity to local amenities, making it an ideal place to call home.

This property is a wonderful opportunity for those seeking a spacious and stylish residence in a sought-after area. Don't miss the chance to make this charming house your new home.

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





### **Vestibule**

UPVC double glazed frosted window, ½ tile UPVC double glazed frosted door, wood door to hall.

### **Hall**

Central heating radiator, smoke alarm, Two storage cupboards, doors leading to reception room, kitchen, bathroom, bedroom one and bedroom two.

### **Reception room**

UPVC double glazed bay window, central heating radiator, cast iron multi fuel burning stove, stone hearth, wood mantle

### **Kitchen**

Two UPVC double glazed windows, central heating radiator, marble effect compact laminate splashback, high gloss wall and base units, marble effect compact laminate work top, hood extractor, 4 ring electric hob, electric oven, composite one and a half inset sink with spring mixer tap, concealed Ideal combination boiler, plumbing for washing machine and dis washer, vinyl floor, stairs to first floor, UPVC double glazed door to rear.

### **Bathroom**

UPVC double glazed frosted window, central heating towel radiator, three spot lights, extractor fan, full tile, dual flush w/c, wall mounted vanity sink with mixer tap, main feed, corner shower with rainfall head, lino floor

### **Bedroom One**

UPVC double glazed window, central heating radiator.

### **Bedroom two**

UPVC double glazed window, central heating radiator.

### **Landing**

Smoke alarm, doors leading to bathroom, bedroom three and bedroom four, access to eaves, stairs to ground floor.

### **Bathroom**

UPVC double glazed frosted window, central heating towel radiator, four spot light, extractor fan, full tile walls, dual flush w/c, wall mounted vanity sink with mixer tap, P-shape panelled bath with a mixer tap and electric shower rinse head, lino floor.

### **Bedroom three**

Wood double glazed Velux, central heating radiator.

### **Bedroom four**

UPVC double glazed window, central heating radiator.

### **Front**

Paved, laid to lawn, concrete drive lead to garage.

### **Rear**

Paved, laid to lawn, stones

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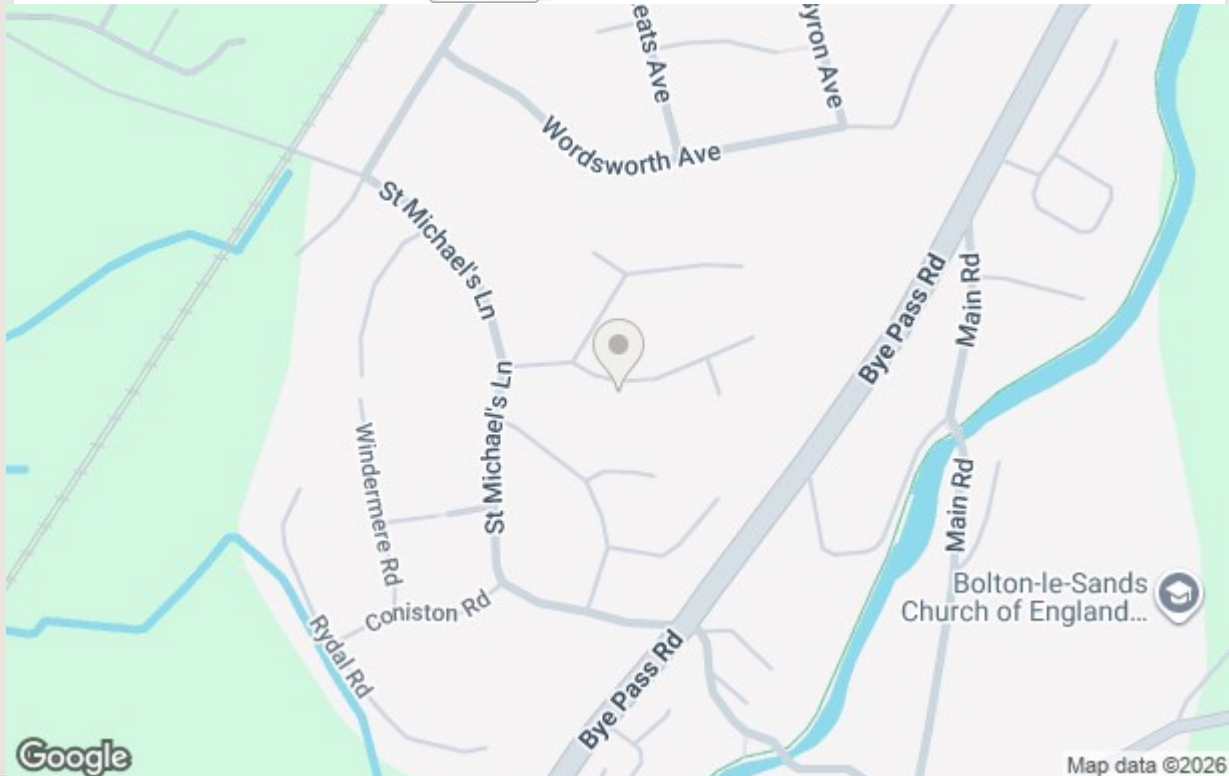
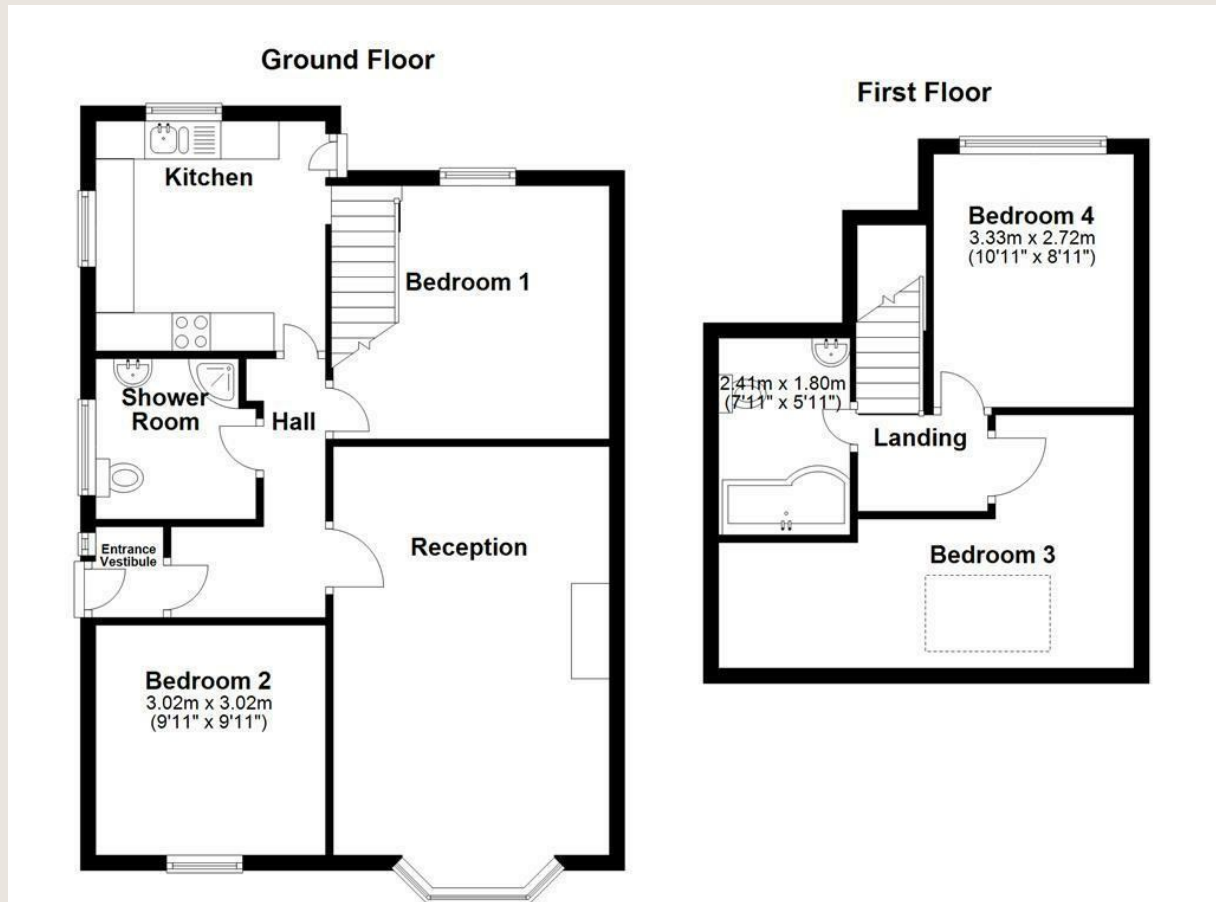
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# Take a nosey round



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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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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