



7 Brookfield View, Bolton
Le Sands, Carnforth, LA5

8DT

7, Brookfield View, Bolton Le Sands, Carnforth

The property at a glance

3  1  1 

- Spacious Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Lovely Rear Garden
- Rural Views & Canal
- Wash-house
- Tenure: Freehold
- Property Band: B
- EPC: D
- Sought After Location



Get in touch today

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£225,000

Get to know the property



Nestled in the charming area of Brookfield View, Bolton Le Sands, this delightful house offers a perfect blend of comfort and scenic beauty. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The main bedroom boasts stunning sea views, providing a tranquil retreat to unwind after a long day.

The heart of the home is a lovely reception room, featuring a sliding door that seamlessly connects to the garden, allowing for an abundance of natural light and easy access to outdoor living. The open aspect kitchen and dining room is perfect for entertaining, creating a warm and inviting atmosphere for family meals and gatherings.

The garden itself is a true gem, backing onto the picturesque canal, offering a serene setting for relaxation or outdoor activities. The fantastic location of this property ensures that you are never far from local amenities, while still enjoying the peace and quiet that comes with living in such a desirable area.

This house is not just a home; it is a lifestyle choice, combining modern living with the beauty of nature. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

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





Vestibule

UPVC double glazed window, composite door, vinyl floor, wood single glazed window, door to hall.

Hall

UPVC double glazed window, central heating radiator, stairs to first floor, doors to reception rooms 1 and 2.

Reception Room

Central heating radiator, electric fire in wood heart and surround, laminate floor, UPVC double glazed sliding door to rear, door to kitchen.

Reception Room 2

UPVC double glazed window, central heating radiator, laminate floor, opening to kitchen.

Kitchen

UPVC double glazed window, UPVC double glazed frosted door, extractor fan, shaker style units, marble effect laminate units, extractor hood, 4 ring electric hob, double electric oven, stainless steel sink with mixer tap, tiled splash back, plumbing for dishwasher, laminate floor.

Landing

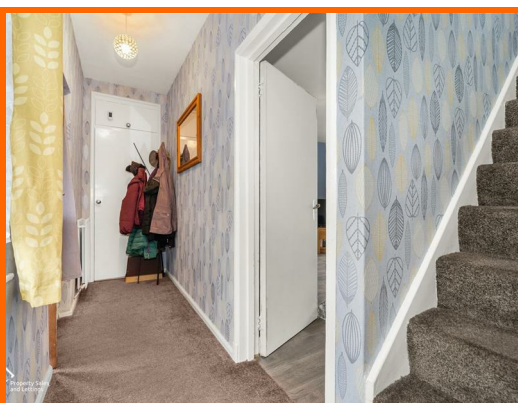
UPVC double glazed window, smoke alarm, loft access, stairs to ground floor, doors to WC, bathroom, bedrooms, 1,2 & 3.

WC

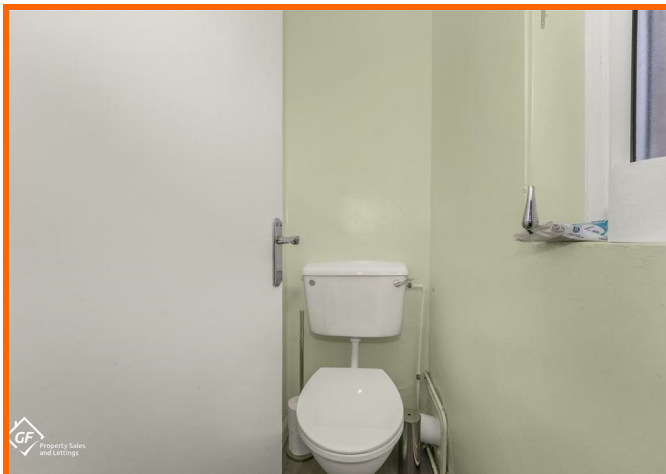
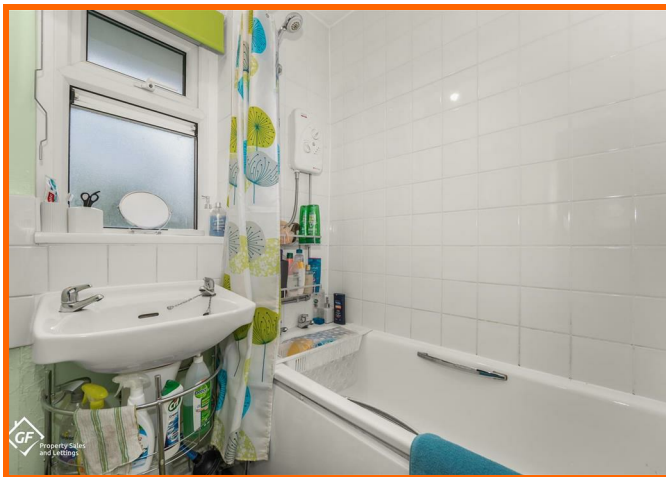
UPVC double glazed frosted window, low rise WC, laminate floor.

Bathroom

UPVC double glazed frosted window, central heating radiator, half tiled, pedestal wash basin with traditional taps, panelled bath with traditional taps and electric shower above.



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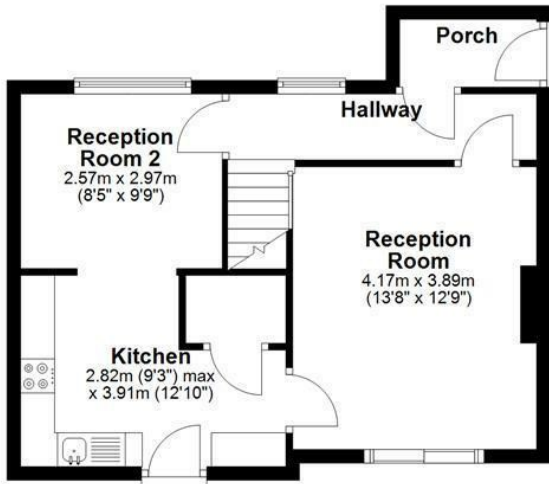


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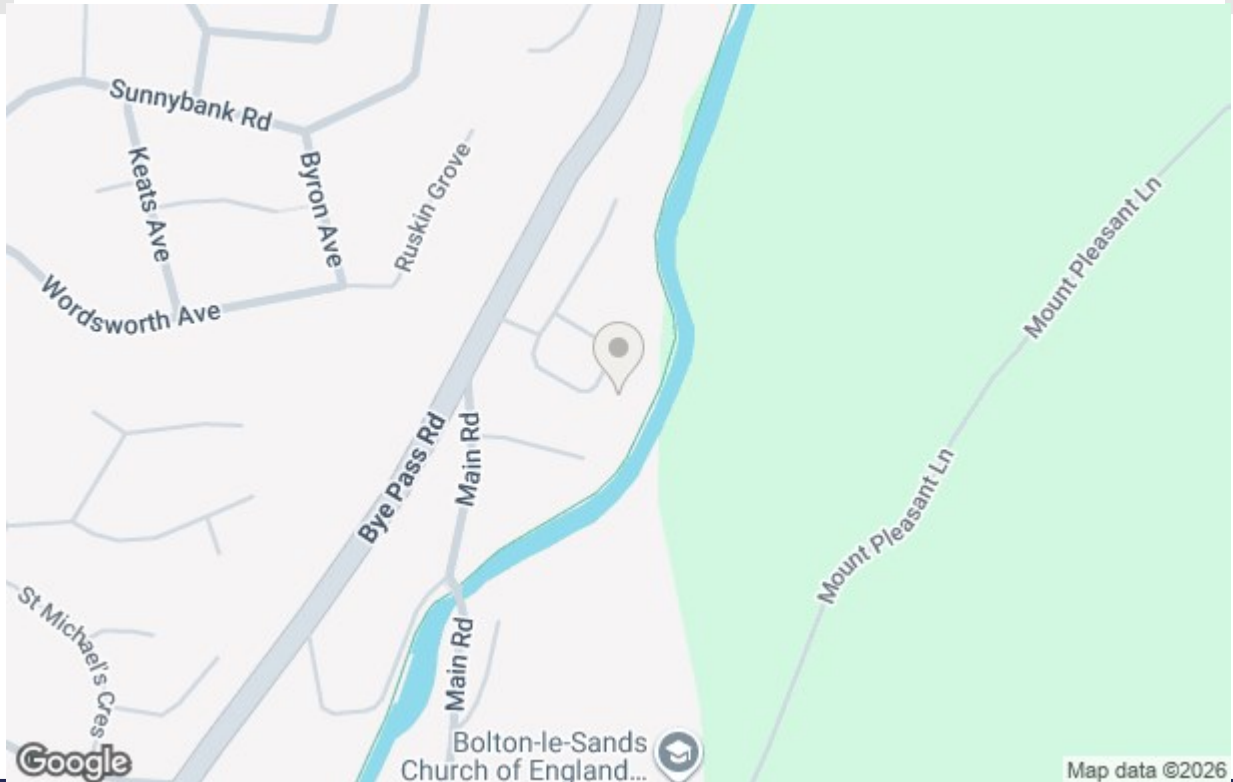
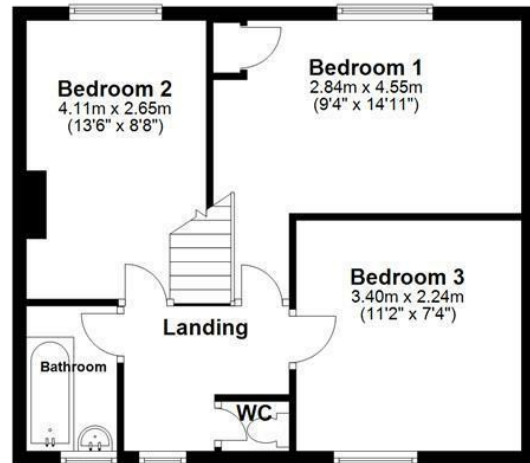
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(65-80) C		(65-80) C	
(55-64) D		(55-64) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
63	81		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC