

40
YEARS
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HACKNEY
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Bolton Le Sands

£350,000

11 Broadlands Drive, Bolton Le Sands, Carnforth, Lancashire, LA5 8BH

This fantastic three bedroom semi-detached house is set in the popular village of Bolton Le Sands offering well proportioned rooms, detached garage, off road parking and gardens to the rear with spectacular views across the bay and to the Lake District.

The property is offered with no onward chain and ready for some modernisation, providing a fantastic opportunity for the lucky buyers to put their own stamp on things and create a splendid family home. What are you waiting for book a viewing today!

Quick Overview

Three Bedroom Semi Detached House
Two Reception Rooms
Sought After Location
Detached Garage
Spectacular Far Reaching Views
Rear Garden Backing on to The Canal
Opportunity to Update and Upgrade
Off Road Parking For Several Cars
Easy access to Bay Gate Way & M6 Motorway
Ultrafast 1000Mb Broadband available



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MANUALLY



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MANUALLY

Property Reference: C2210



Entrance Hall



Kitchen



Kitchen



Conservatory

Property Overview Step through the vestibule leading in to a wide bright entrance hall with period features including, stained glass panelled window, high ceilings and picture rails. From the hallway to your left will find a well proportioned front living room which is filled with natural day light from the box bay window.

From the front living room proceed on to the second spacious reception room currently used as the main sitting room but could be used as a dining room. This room has a box bay window which provides views across the garden and beyond to Morecambe bay.

To the rear of the ground floor you will find the kitchen and conservatory, which new owners may want to update or look to extend (with the correct permissions) and create a large kitchen diner and take advantage of the spectacular views across the garden and over to Morecambe Bay.

To the first floor you will find the bedrooms which consist of two great sized double and a single room. The master bedroom is located to the rear of the property with box bay window providing an outstanding view across Morecambe Bay and over to the Lake district, the room offers plenty of space for a king size bed, space for wardrobes, bedroom furniture and room to have a chair to sit and enjoy those spectacular sunsets over the bay.

The second bedroom again is a spacious double with ample room for double bed, wardrobe space and further bedside furniture. The third bedroom could be used as a single or ideal for a home office. The family bathroom comprises of; panelled bath with shower over, pedestal hand wash basin and separate w.c along the hall.

Outside To the front of the property is tarmacked driveway leading down to the garage providing plenty of easy level parking. The rear garden is superb for families or those with green fingers. There is a large lawn area extending down to the canal bank, with planted borders, established shrubs and perennials providing an abundance of colour. Towards the canal banking are two wonderful weeping willow trees and the icing on the cake is the 180 degree views across Morecambe bay and towards the lake district. A fantastic garden to sit and enjoy on a summers evening and enjoy the sunset.



Living/Dining Room



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Location Situated in the popular village of Bolton Le Sands, the property is in a great location close to all local amenities including a sought after primary school, 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.

From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and head out of Carnforth, over the mini roundabout and into Bolton Le Sands. Carry on along through Bolton Le Sands proceed past through the third set of traffic lights over the canal bridge taking the next right onto Broadlands with the property just further along on your right hand side.

What3words ///ironic.headings.pocketed

Accommodation (with approximate measurements)

Living Room 15' 10" x 11' 10" (4.83m x 3.61m)

Dining Room 15' 10" x 11' 11" (4.83m x 3.63m)

Kitchen 16' x 7' 3" (4.88m x 2.21m)

Conservatory 14' 11" x 8' 1" (4.55m x 2.46m)

Bedroom One 16' 5" x 11' 11" (5m x 3.63m)

Bedroom Two 14' x 11' 10" (4.27m x 3.61m)

Bedroom Three 8' 9" x 7' 3" (2.67m x 2.21m)

Property Information

Parking The property benefits from a tarmacked driveway providing ample parking for several cars and a detached garage with plenty of space for a car and storage space and benefiting from a remote control electric door.

Services Mains electricity, mains gas, mains water and drainage.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band C Lancaster City Council

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office



Bedroom One



Garden



Views to Morecambe Bay



Lancaster Canal

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



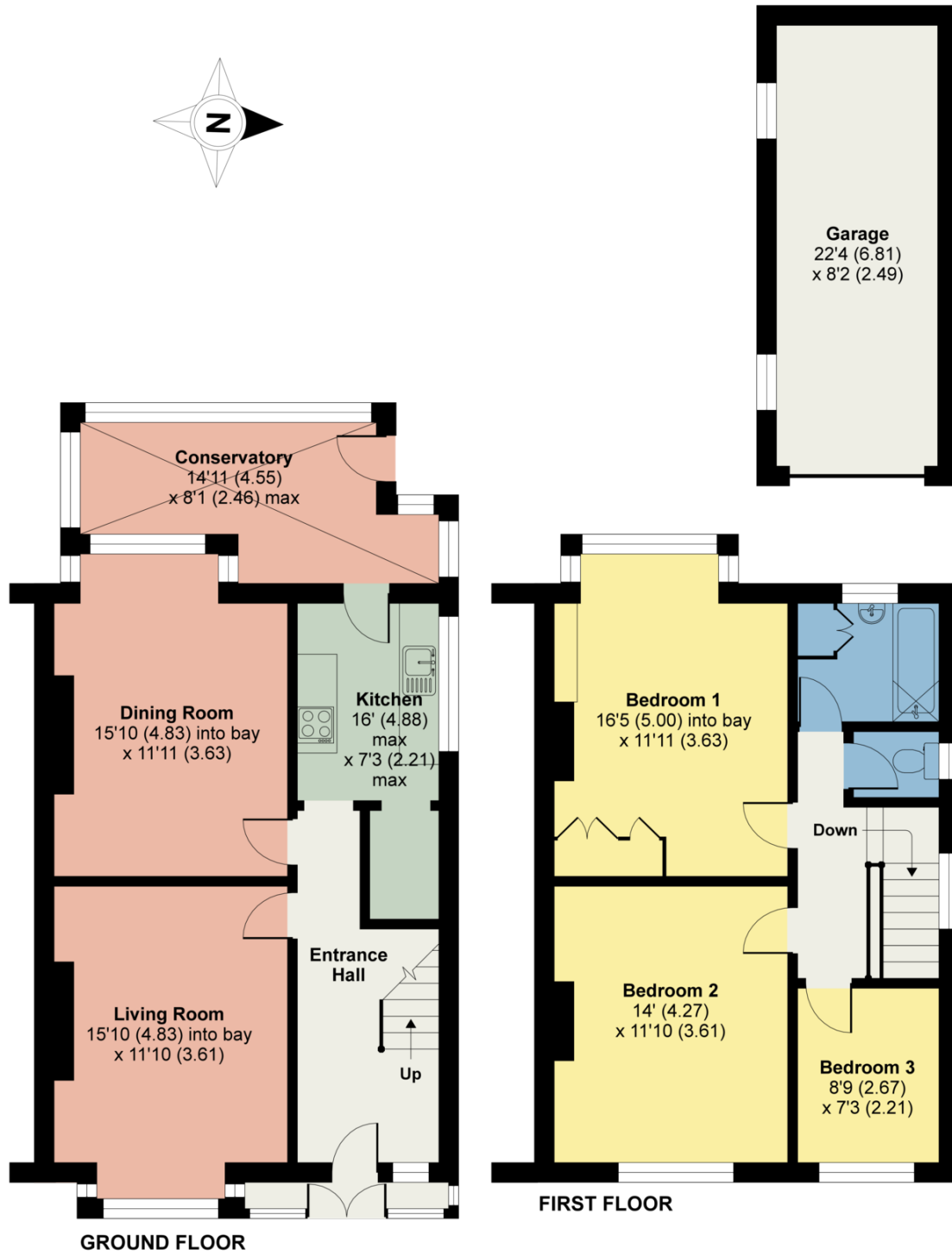
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Broadlands Drive, Bolton Le Sands, LA5

Approximate Area = 1494 sq ft / 138.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 879168

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