



Bolton Le Sands

£310,000

2 Sunnybank Road, Bolton Le Sands, Carnforth, LA5 8HW

Situated in the heart of Bolton-le-Sands we find 2 Sunnybank Road, a beautifully presented four bedroom semi-detached dormer bungalow, a perfect family home that offers flexible living space. Positioned on the coast just north of Morecambe, Bolton-le-Sands offers a rural setting while still being well connected to Lancaster & Morecambe town centres.

Quick Overview

Four Bedroom Semi Detached Bungalow
 Double Garage & Driveway Providing Ample
 Off Street Parking
 Immaculately Presented Throughout
 Located in Sought After Village Location
 Three Double & One Single Bedrooms
 Kitchen Diner With Separate Living Room
 Downstairs W.C. & Shower
 Located Close to Local Amenities and
 Transport Links
 Perfect Family Home
 Ultrafast 1000Mbps Broadband Available*



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Ultrafast
1000Mbps



Double Garage &
Driveway

Property Reference: C2256



Living Room



Kitchen



Kitchen



Bedroom One

Property Overview A framed driveway invites you to pull up and step inside, boasting two garages and ample off street parking, the space continues as you enter the home and heading left you find the cosy living room finished with modern décor. The wonderfully presented kitchen offers additional space for a dining table and chairs whilst also having a breakfast bar, being perfectly suited for family living. Fitted with a range of base and wall units and integrated oven with extraction hood, there is also room for under counter fridge-freezer and plumbing for a washing machine. Also located on the ground floor you will find two of the four bedrooms, bedroom one is an elegantly presented double bedroom, featuring wooden flooring, fitted wardrobes and concealed shower cubicle. Bedroom two, also a deceptively spacious double bedroom which overlooks the rear elevation, both bedrooms have handy access to the downstairs W.C. which is located just off the hallway.

To the first floor you will find two further bedrooms both are immaculately presented and have a light and airy feel, the third being a double whilst the fourth bedroom is a generous single. The sleek and stylish family bathroom has been newly fitted with a three piece suite consisting of a WC, a wash hand basin and a bath with shower attachment.

Outside Externally the property benefits from private front and rear gardens which are generously sized and ample off road parking with the spacious double garage. The low maintenance, perfectly positioned rear garden features an immaculately presented patio suitable for BBQ's and entertaining, which then follows onto the well proportioned lawn.

Parking Plenty of off-road parking is available, including a double garage!

Location From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right and leave Carnforth on Lancaster Road heading towards Bolton Le Sands. On entering the village take the third turning on the right into Mill Lane, then take the turning for Sunnybank Road. Follow the road round where the property is situated on the right hand side.

What3Words ///confetti.tarred.electrode

Accommodation (with approx. dimensions)

Living Room 13' 4" x 12' 4" (4.06m x 3.76m)

Kitchen 17' 1" x 9' 5" (5.21m x 2.87m)

Bedroom One 11' 8" x 11' 8" (3.56m x 3.56m)

Bedroom Two 11' 10" x 9' 1" (3.61m x 2.77m)

Bedroom Three 10' 6" x 9' 1" (3.2m x 2.77m)

Bedroom Four 12' 4" x 6' 6" (3.76m x 1.98m)

Bathroom 11' 5" x 6' 4" (3.48m x 1.93m)

Garage 17' 3" x 15' 9" (5.26m x 4.8m)

Property Information

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

Tenure Freehold

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 Two



Bedroom Three



Bedroom Four



Rear Garden

2 Sunnybank Road, Bolton Le Sands, Carnforth, LA5

Approximate Area = 1315 sq ft / 122 sq m (includes garage)

Limited Use Area(s) = 17 sq ft / 1 sq m

Total = 1332 sq ft / 123 sq m

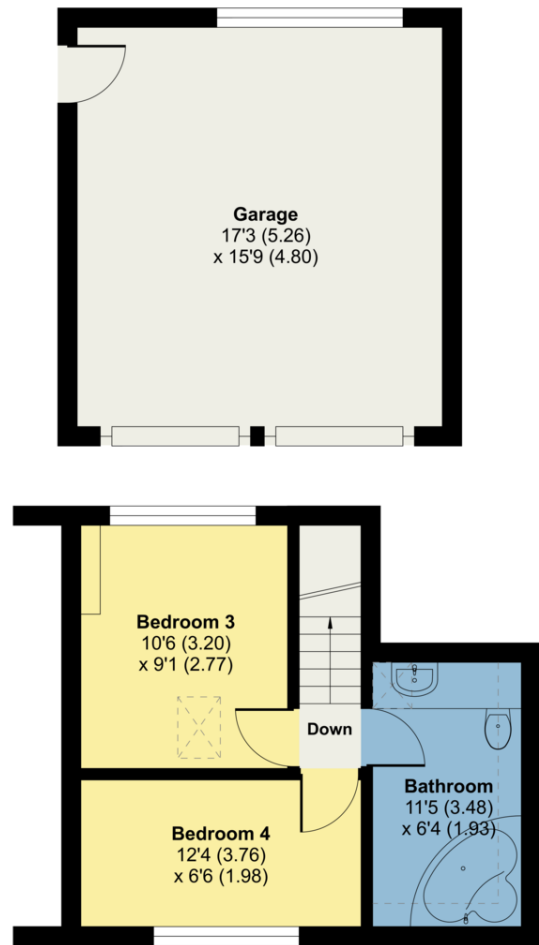
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

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