



Bolton Le Sands

£335,000

127 Slyne Road, Bolton Le Sands, Carnforth, LA5 8AJ

A wonderful example of a charming family home. 127 Slyne Road offers three well proportioned bedrooms, large living dining room, breakfast kitchen, garage and off road parking, manicured gardens to the rear with open countryside views and nifty storage to every room.

Bright and light living spaces with some wonderful ornate features, this lovely semi detached family home awaits to welcome its lucky new owner.

Quick Overview

Elevated Semi Detached Three Bedroom Home
 No Onward Chain
 Open Countryside Views to the Rear
 Driveway, Garage and Off Road Parking
 Manicured Gardens
 Pergola, Patio and Summerhouse
 Opportunity to Update and Upgrade
 Ornate Features
 Close to Transportation Link and Amenities
 Ultrafast Broadband 1000Mbps*



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Ultrafast
Broadband



Driveway, off
road parking &
Garage

Property Reference: C2269



Entrance Porch



Living / Dining Room



Dining Room



Breakfast Kitchen

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.

Property Overview Situated in an elevated position, this home boasts breathtaking views of the surrounding rear countryside and some lovely ornate and special features. Requiring some updating and upgrading and offering the perfect opportunity to add ones own mark to create a really special family home.

As you enter the property, you'll be welcomed by a spacious entrance porch and hallway, providing a warm and inviting atmosphere for you and your guests. The entrance porch features a skylight and ornate stained glass window and the hallway is spacious and bright.

From the hallway to the living room which is the perfect place to unwind after a long day, with ample natural light from the bay window with stained glass to the front aspect and a cozy open fireplace to create a comfortable and relaxing environment with stone faced wall with quirky storage to the chimney recesses.

For those who love to entertain, the dining room is the perfect space for hosting dinner parties and gatherings with family and friends with bay window to the rear and concertina door separating the space from the living room and serving hatch to the kitchen.

Additionally, the property has a breakfast room providing a casual dining option, while the secret and surprising pantry cupboards offer ample storage space for all your culinary needs. Under the stairs you will find the downstairs cloakroom with discreet cupboard, wall mounted sink and W.C.

The well-appointed kitchen is equipped with all the modern amenities you need to prepare delicious meals for your family and guests. Fitted with a range of wall and base units and complementary worksurfaces, Franke composite one and a half bowl sink, freestanding electric oven and hob, wall mounted Glowworm gas boiler, space for a fridge freezer and space and plumbing for a washing machine. A new composite door leads to the rear garden.

As you ascend the stairs you will notice the quirky porthole window to the side aspect and spacious landing with storage unit. To the left you will find the family bathroom which comprises of a bath, shower enclosure with shower, inbuilt sink unit with storage cupboard and W.C.



Living Room



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Three

Bedroom two to the rear has elevated far reaching views over the countryside to the rear and bedroom one can be found to the front with a range of fitted furniture, both bedrooms are spacious and provide plenty of space for furniture to suit. Bedroom three to the front features the loft access and has elevated views of the neighbouring properties.

Accommodation (with approximate dimensions)

Living Room 11' 10" x 11' 7" (3.61m x 3.53m)

Dining Room 12' 10" x 12' 0" (3.91m x 3.66m)

Breakfast Room 8' 4" x 8' 1" (2.54m x 2.46m)

Kitchen 12' 1" x 8' 4" (3.68m x 2.54m)

Bedroom One 14' 0" x 12' 0" (4.27m x 3.66m)

Bedroom Two 12' 11" x 12' 0" (3.94m x 3.66m)

Bedroom Three 8' 2" x 6' 8" (2.49m x 2.03m)

Outside As you approach the house, you will be greeted by an elegant and well-maintained front garden. A retaining wall provides a sense of security and privacy with raised beds providing a home for a variety of plants and flowers that add colour and life to the area. Steps lead up to the front entrance of the property.

The rear garden is accessed from the kitchen and leads straight onto a patio seating area providing an ideal space for enjoying the outdoors with family and friends, while meandering paths invite you to explore the beauty of the garden at your own pace. The pergola adds a touch of elegance to the garden, providing an area for relaxing or entertaining.

The raised borders are a highlight of the garden, offering a home for a variety of plants and flowers, while the lawn provides a perfect place for children to play and run around. You will also find mature trees that provide shade and privacy, creating a tranquil environment that is perfect for unwinding.

The countryside views that surround the property are truly breathtaking, offering a picturesque backdrop that is perfect for enjoying a cup of tea or coffee in the morning.

For the green fingered there is a greenhouse which leads around to a decked seating area and summerhouse. The decked area provides an additional space for relaxing or entertaining, while the summerhouse is a cozy retreat that is perfect for reading, painting, or simply enjoying the view.

Garage & Parking To the front of the property you will find a driveway leading up to the garage. The garage is equipped with an electric up and over door and has power, light and water. Windows to the side and pedestrian access door leading into the rear garden.



Rear Garden



Rear Garden



Views from Bedroom Two



Rear Garden



Rear Elevation

Directions 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 and continue on the A6. 127 Slyne Road can be found on the left before the right turning onto Greenwood Avenue and identified by our For Sale board.

What3words ///crunching.party.typical

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band D - Lancaster City Council

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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

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Slyne Road, Bolton Le Sands, Carnforth, LA5

Approximate Area = 1251 sq ft / 116.2 sq m

Garage = 264 sq ft / 24.5 sq m

Total = 1515 sq ft / 140.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Hackney & Leigh. REF: 965293

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