



Bolton Le Sands

£225,000

15 Whin Avenue, Bolton Le Sands, Carnforth, Lancashire, LA5 8DA

Nestled within the popular village of Bolton Le Sands, 15 Whin Avenue offers a three-bedroom semi-detached property situated on a corner plot, ready and waiting to be transformed into your dream home. With gated off-road parking leading to a spacious detached double garage and a delightful rear garden which backs onto the Lancaster Canal and open countryside beyond, offering a serene oasis for relaxation and enjoyment.

While the property requires updating and upgrading, it presents an incredible opportunity to customise and create a space tailored to your preferences.

Embrace the potential this home holds and let your imagination flourish.

Quick Overview

- Three Bedroom Semi-Detached Home
- Beautiful Rear Garden
- No Onward Chain
- Detached Double Garage
- Off Road Parking
- Potential to Update & Upgrade
- Close to Transportation Links
- Lovely Village Location
- Superfast 80Mbps* Broadband



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Superfast*
Broadband



Double Garage &
Off Road Parking

Property Reference: C2308



Living Room



Living Room



Dining Room



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 As you enter through the glazed porch, you are greeted by an inviting entrance hallway, providing an ideal space for a console table to add a personal touch.

To the right of the hallway, you'll find the spacious living room, featuring a large window that bathes the room in natural light and offers delightful views of the front garden. A focal gas fire sits on a marble effect hearth with a wooden surround, creating a cozy ambiance for relaxing evenings.

Glazed doors from the living room lead to the dining room, where another window overlooks the serene rear garden. This space provides a seamless flow for entertaining and enjoying meals while admiring the outdoor beauty.

Heading left from the entrance hallway, you'll discover the kitchen which is fitted a range of wall and base units with complementary worksurfaces, providing ample storage and workspace. The kitchen includes a stainless steel sink and drainer, along with a freestanding Hotpoint oven, grill, and hob with an extractor hood above. The under stairs pantry cupboard, complete with shelving, offers additional storage solutions. A door conveniently leads from the kitchen to the rear garden, providing easy access for outdoor activities and relaxation.

Ascending the stairs, you'll find a window on the side, illuminating the landing and creating a bright and airy atmosphere. The landing also features an airing cupboard with shelves, offering practical storage for linens and essentials.

The first floor comprises three bedrooms. The front-facing bedroom, bedroom one, is equipped with fitted furniture, providing a stylish and organised space. Bedroom two, positioned at the rear, offers captivating views over the well stocked garden, extending to the picturesque countryside beyond. It presents a peaceful retreat for relaxation. Bedroom three is located to the side, providing flexibility for use as an additional bedroom or a convenient home office.

The family bathroom completes the first floor and features a pedestal hand wash basin, W.C., and a bath with an electric shower over.



Rear Elevation



Rear Garden



Bedroom One



Bedroom Two



Bedroom Three



2023 Ordnance Survey 01109190

In summary, this property in Bolton Le Sands presents an excellent opportunity to transform a well-located and character-filled home into your dream haven. With its spacious rooms, potential for updates, and desirable features, it awaits your personal touch. Don't miss the chance to make this property your own and enjoy the tranquil lifestyle it offers.

Outside To the front of the property is an easy to maintain patio garden with mature shrub and flower borders. The driveway leads down the side of the property to the gated access to the rear garden. The rear garden is a true gardeners delight, greenhouse, an abundance of well stocked trees and shrubs including an acer tree, laid lawn, colourful flowers and finished with hedgerows. A wonderful retreat to enjoy a morning coffee or something cooler in the evening.

Directions From the Hackney & Leigh office in Carnforth, turn right at the traffic lights and follow the road towards Bolton Le Sands. Just after you enter Bolton le Sands, turn left onto Whin Grove. Then take the second left into Whin Avenue and number 15 is located a short way up on the left hand side.

What3words ///jubilant.coconuts.proposes

Accommodation (with approximate dimensions)

- Living Room** 17' 2" x 11' 1" (5.23m x 3.38m)
- Dining Room** 10' 7" x 8' 1" (3.23m x 2.46m)
- Kitchen** 12' 8" x 7' 1" (3.86m x 2.16m)
- Bedroom One** 11' 8" x 11' 1" (3.56m x 3.38m)
- Bedroom Two** 11' 1" x 10' 4" (3.38m x 3.15m)
- Bedroom Three** 9' 9" x 7' 2" (2.97m x 2.18m)
- Detached Garage** 17' 5" x 16' 2" (5.31m x 4.93m)

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band C - 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.



Views from Bedroom Two towards the Lancaster Canal and Countryside Beyond



Double Garage



Rear Garden



Rear Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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Whin Avenue, Bolton Le Sands, Carnforth, LA5

Approximate Area = 1268 sq ft / 117.7 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 2023. Produced for Hackney & Leigh. REF: 995058

A thought from the owners... 'This has been our happy family home for nearly 60 years but now it is time to move on. It is a fabulous place to bring up a family and embrace everything the area has to offer.'

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