



Bolton Le Sands

£350,000

11 Ash Tree Grove, Bolton Le Sands, Carnforth, Lancashire, LA5 8BD

A beautifully presented two bedroom, three reception room detached bungalow located on a quiet cul de sac in Bolton le Sands. with integral garage, off road parking and delightful easy to maintain garden.

Don't miss out on this superb opportunity call the office today to book a viewing.

Quick Overview

Detached Bungalow
Beautifully Presented
Two Bedrooms and Three Reception Rooms
Easy to Maintain Rear Garden
Integral Garage
Off Road Parking
No Onward Chain
Close to Local Amenities and Great
Transportation Links
Cul De Sac Location
Ultrafast 1000Mbps* Broadband



2



1



3



E



Ultrafast
Broadband



Garage and Off
Road Parking

Property Reference: C2255



Entrance Porch



Living Room



Dining Room



Bathroom

Location Situated on the fringe of the popular village of Bolton Le Sands in a great location with Carnforth, Morecambe and Lancaster all within easy reach. There are regular bus services, Carnforth train station and access to the M6 motorway nearby. The village itself offers a Co-op supermarket, butchers, an array of local shops and a well-regarded primary school, an ideal area for families, couples or individuals alike.

Property Overview Welcome to 11 Ash Tree Grove, a charming and inviting property that offers a warm and welcoming atmosphere from the moment you step into the entrance porch. With ample space for a console table or storage furniture, the entrance hallway leads you into the heart of the home.

To the right, you'll find the spacious and bright living room, adorned with a large window overlooking the front garden. The focal point of the room is the gas fireplace, set on a marble effect hearth and surround, creating a cozy ambiance for those chilly evenings.

Returning to the hallway, you'll discover the first bedroom, which boasts plentiful fitted furniture and a lovely view of the front garden. Continuing down the hallway, you'll come across the bathroom, featuring a 4-piece suite, including a bath, shower enclosure, w.c., hand wash basin with storage cupboard, and a towel radiator.

Adjacent to the bathroom is the well-appointed kitchen, fitted with a range of wall and base units, complemented by stylish tiling and worksurfaces. The kitchen is equipped with a 5-ring gas hob, extractor hood, eye-level double Belling gas oven, a convenient one and a half bowl stainless steel sink unit and drainer, integrated fridge freezer, dishwasher, integrated washing machine and tumble dryer and a stable door leading to the rear garden.

Next to the kitchen, you'll find the spacious dining room, providing ample space for a table and chairs, perfect for entertaining guests or enjoying family meals. From the dining room, step into the sunroom, a delightful space that offers views of the stunning rear garden. With two access doors leading outside, this room seamlessly blends indoor and outdoor living.

Returning to the hallway, you'll discover an abundance of storage space, with a cupboard featuring shelving and another housing the Valliant gas boiler. The hallway leads you to the second bedroom, which overlooks the rear garden, providing a peaceful retreat.



Living Room



Sun Room



Kitchen



Kitchen



Bedroom One



Bedroom Two

11 Ash Tree Grove is a truly special property, offering a comfortable and inviting living space with stunning garden views. Don't miss the opportunity to make this charming house your home.

Outside and Parking Approaching the property you will find a manicured front lawn with mature shrubs and paved pathways leading down the sides to the rear garden. At the front of the property there is parking for 2 vehicles and access to the integral garage which has an up and over door, light and power.

The rear garden has been meticulously designed over levels to create different spaces. Raised colourful planters with steps leading to a patio and laid lawn area. A secondary raised walled planter with steps lead to a further patio area, perfect for a morning coffee or enjoying al fresco dining in the summer months.

Directions Leave Carnforth heading south on the A6 and head into Bolton Le Sands. Follow the road straight on through the village and at the junction with Coastal Road carry straight on continuing along the A6. Take the 4th turning on the right into Greenwood Crescent then take the first right onto Ash Tree Grove. Follow the road round and you will find the property on the left with our For Sale board.

What3words ///remotes.barstool.disposal

Accommodation (with approximate dimensions)

Living Room 16' 9" x 13' 4" (5.11m x 4.06m)

Kitchen 13' 3" x 9' 6" (4.04m x 2.9m)

Dining Room 11' 11" x 9' 10" (3.63m x 3m)

Sun Room 24' 2" x 6' 4" (7.37m x 1.93m)

Bedroom One 14' 10" x 11' 04" (4.52m x 3.45m)

Bedroom Two 12' 9" x 9' 11" (3.89m x 3.02m)

Garage 17' 9" x 9' 11" (5.41m x 3.02m)

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Lancaster City Council Band E

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.



Rear Garden



Rear Garden



Rear Elevation



11 Ash Tree Grove

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Duncan Penny

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jothompson@hackney-leigh.co.uk



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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

Ash Tree Grove, Bolton Le Sands, Carnforth, LA5

Approximate Area = 1305 sq ft / 121.2 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1483 sq ft / 137.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1052916

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