



Bolton Le Sands

£250,000

57 Greenwood Avenue, Bolton Le Sands, Carnforth, LA5 8AW

What an outstanding opportunity this could be, calling all investors, those looking for a family home and anyone looking for a project to get stuck into. With three bedrooms, spacious living areas, two bathrooms and a great sized rear garden.

With renovation and modernisation needed throughout, this property gives you plenty of scope to put your stamp on it and make it your perfect next home.

Quick Overview

Semi Detached House

Three Bedrooms

Two Bathrooms

Spacious Kitchen/Diner

Good Size Rear Garden

Driveway Parking

Popular Village Location

Close To Local Amenities

No Onward Chain

Ultrafast 1000Mbps* Broadband



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Ultrafast
Broadband



Off Street
Parking

Property Reference: C2260



Living Room



Kitchen/Diner



Kitchen/Diner



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 Step into this delightful three bedroom semi-detached home located in the sought-after Bolton-le-Sands Village. As you enter, you'll be greeted by a spacious hallway that leads to the left into the inviting living room. This room boasts a bay window that fills the space with natural light, creating a warm and welcoming atmosphere. The feature fireplace adds a touch of elegance and charm to the room.

To the rear of the property, you'll find a generously sized dining kitchen, complete with wall and base units, providing ample storage space. This area is perfect for entertaining guests or enjoying family meals. Adjacent to the dining area, there is a useful utility room and a convenient shower room.

For those who love to bask in the beauty of nature, the kitchen leads to a conservatory with patio doors that open up to the rear garden allowing you to enjoy the outdoors while remaining sheltered from the elements.

Heading upstairs, you'll discover a spacious double bedroom at the front of the house, offering plenty of built-in storage for all your belongings.

The landing leads to a family bathroom, featuring a bath, a WC, and a pedestal hand wash basin.

To the rear of the property, there is another comfortable double bedroom with a storage cupboard, as well as a spacious single bedroom that overlooks the rear garden.

This provides a fantastic opportunity to transform this property into your dream home. Situated in a desirable location, this property is in need of modernisation, allowing you to put your own personal touch and style into every corner.

Outside The property boasts a walled frontage with a driveway, providing convenient off-road parking. The rear garden is a haven for green-fingered enthusiasts, offering plenty of space to create your own tranquil outdoor oasis.

Directions Leave Carnforth heading south on the A6 and head into Bolton Le Sands. Follow the road straight on through the



Living Room



Kitchen/Diner



Bedroom One



Landing



Bedroom Two



Bedroom Three

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 left onto Greenwood Avenue. The property can be found a little way along and identified by our for sale board.

What3words ///rust.zest.assembles

Parking Off street parking for ample vehicles on the driveway.

Accommodation with approximate dimensions

Living Room 15' 3" x 12' 10" (4.65m x 3.91m)

Dining Room 12' 10" x 9' 9" (3.91m x 2.97m)

Kitchen 12' 10" x 7' 7" (3.91m x 2.31m)

Utility Room 7' 11" x 7' 3" (2.41m x 2.21m)

Conservatory 11' 2" x 6' 10" (3.4m x 2.08m)

Bedroom One 13' 8" x 12' 10" (4.17m x 3.91m)

Bedroom Two 12' 11" x 11' 0" (3.94m x 3.35m)

Bedroom Three 11' 0" x 7' 3" (3.35m x 2.21m)

Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council - Band D.

Tenure Freehold. Vacant possession upon completion.

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.



Conservatory





Ordnance Survey 00098900

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.

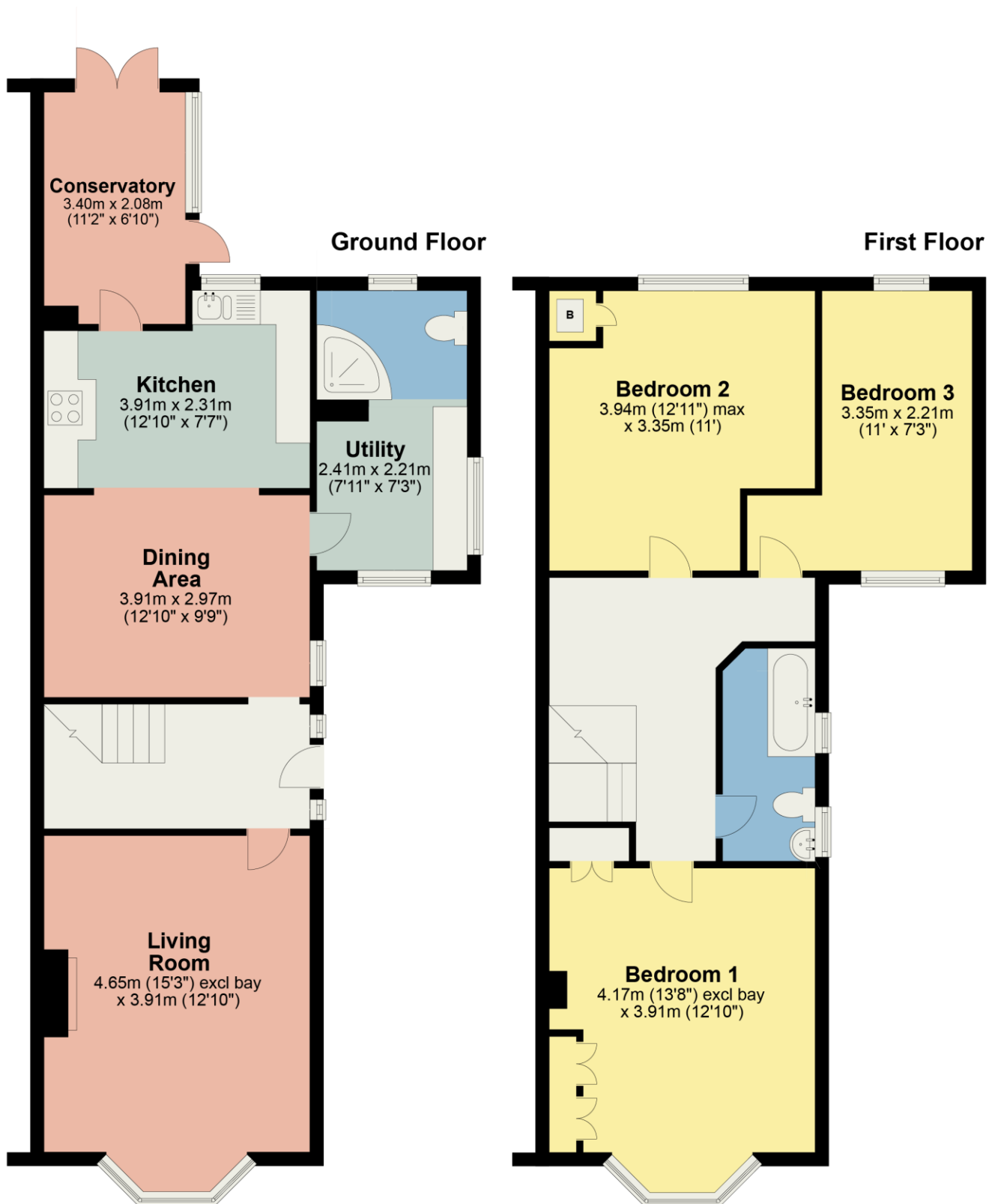


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This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: C2260

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