



Bolton Le Sands

£225,000

43 Main Road, Bolton Le Sands, Carnforth, LA5 8DH

Discover the potential of this three-bedroom character cottage in the coveted village of Bolton Le Sands. Situated on a generous plot, this gem awaits your personal touch for a full renovation.

Despite its current state, the inherent character of the property shines through, promising a unique opportunity.

Boasting a rear garden and an expansive plot to the side, this residence offers ample space for creativity and abundant off-road parking. Your dream home awaits transformation in this sought-after location."

Quick Overview

- Character Cottage
- Generous Plot
- In Need of Updating and Upgrading
- Three Bedrooms
- Two Reception Rooms
- Rear Garden
- Off Road Parking
- Close to Local Amenities
- No Onward Chain
- Superfast 61Mbps* Broadband



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Superfast
Broadband



Off Street
Parking

Property Reference: C2268



Dining Room



Living Room



Kitchen



Bedroom Two

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 Charming Three Bedroom Cottage with Fantastic Potential for Extension or Development - No Chain Delay!

This charming three bedroom cottage is nestled in the heart of Bolton Le Sands village, offering a prime location and a generous plot with endless possibilities for extension or development (subject to planning permission). With no chain delay, this property presents a unique opportunity for those seeking a characterful home with room to grow.

Whilst in need of full renovation, this cottage boasts well proportioned accommodation spread over two floors. The ground floor features two reception rooms, both adorned with feature gas fires and ceiling beams, creating a warm and inviting atmosphere. The well-proportioned kitchen provides ample space for culinary creations, while a utility/pantry/storage room and a convenient under stairs storage cupboard offer practicality and functionality.

Ascending to the first floor, you will find three double bedrooms, each offering a peaceful retreat. Completing the first floor is a wet-room style shower room, equipped with a shower, low flush WC, and wash hand basin. Double glazing and gas central heating throughout ensure comfort and efficiency.

The true highlight of this property lies in its outdoor space. The rear of the cottage boasts a tiered garden with paved and rockery areas, providing the perfect backdrop for outdoor relaxation and entertaining. A lawned area with flower and shrub borders adds a touch of natural beauty. Additionally, the generous plot to the side elevation offers ample off-road parking space or the potential to build a garage, annexe, or further accommodation (subject to the necessary permissions).

Embrace this incredible opportunity to craft your dream home in a sought-after location. Contact us today to schedule a viewing and delve into the myriad possibilities that this enchanting cottage holds. Don't miss the chance to shape your vision into reality."

Parking Ample off road parking round to the side of the property.

Directions From the Hackney & Leigh Carnforth Office head up Market Street and turn right at the traffic lights onto Lancaster Road. Follow the road out of Carnforth, straight over at the mini roundabout, into Bolton Le Sands. Pass the Royal Hotel on your left and the property is a little further along on your left.

What3words ///prepped.apartment.sticking

Accommodation with approximate dimensions

Dining Room

Living Room

Kitchen

Breakfast Room

Utility

Bedroom One

Bedroom Two

Bedroom Three

Wet Room

Property Information

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

Council Tax Band C Lancaster City Council

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.



Bedroom Three



Bedroom One



Ample Parking Space



Rear Garden

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/12/2023.

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