



3 Fir Tree Close



3 Fir Tree Close

Bolton Le Sands, Lancashire, Carnforth, LA5 8AZ

Welcome to this detached two bedroomed bungalow located on a quiet cul-de-sac, offering the most breath-taking views of Morecambe Bay and beyond to the Lakeland fells. With its potential for updating and upgrading, this home presents a fantastic opportunity to create the perfect forever home. Wonderful light filled rooms, tiered garden, garage and gated off road parking complete this wonderful opportunity.

Quick Overview

- Detached True Bungalow
- Two Double Bedrooms and Potential to Update, Upgrade and Extend
- Spacious Living Accommodation
- Kitchen With Utility Room
- Off Street Parking for Several Vehicles
- Large Garage
- Sought After Location
- Stunning Far Reaching Bay Views
- Nearby Amenities And Transport Links
- Ultrafast 1000Mbps* Broadband Available





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.







A Charming Property

Step into this charming property through the glazed porch entrance, leading you into the welcoming entrance hallway featuring a convenient cupboard with shelf and hanging rail. To the left, you'll find bedroom 2, offering picturesque views of the front garden and fitted wardrobes with ample shelving and hanging space. Continuing along, you'll discover bedroom one, boasting stunning views over the bay and fitted wardrobes for all your storage needs.

Returning to the hallway, you'll find a separate W.C and a modern shower room with a spacious shower enclosure, pedestal hand wash basin, towel radiator, and an airing cupboard. Turning right from the hallway, you'll be greeted by a bright and light living dining room, offering views of the front garden and panoramic vistas of Morecambe Bay and the Lakeland fells. The living room features patio doors leading out to the rear garden and a cozy stone fireplace with a gas fire. The dining area provides the perfect space for a home office setup.

Specifications	
Living Room	17' 9" x 11' 10" (5.41m x 3.61m)
Sitting Room	8' 7" x 9' 3" (2.62m x 2.82m)
Dining Room	13' 1" x 10' 10" (3.99m x 3.3m)
Bedroom One	15' 1" x 10' 10" (4.6m x 3.3m)
Bedroom Two	13' 1" x 10' 10" (3.99m x 3.3m)







Comfort & Functionality

Specifications

Kitchen

10' 10" x 6' 7" (3.3m x 2.01m)

Utility Room

6' 7" x 4' 11" (2.01m x 1.5m)

To the rear of the living/dining room, you'll find a versatile room that can be used as a dining room, home office, or additional sitting room. It boasts a large wooden pantry-style cupboard and breathtaking views of the bay. Continuing to the right, you'll discover the well-equipped kitchen, complete with a range of wall and base units, complementary worksurfaces, and tiling. The kitchen offers space for a washing machine and dishwasher, a stainless steel sink and drainer, a freestanding electric oven, grill, and 4-ring hob, as well as room for an upright fridge freezer.

From the kitchen, step into the utility space, providing access to the front garden and featuring practical wall units and space for a dryer and an additional freezer if desired.

With its stunning bay views, spacious bedrooms, versatile living spaces, and potential to not only update and upgrade but to extend, this property offers the perfect blend of comfort and functionality.







Outside

The front of the property boasts a beautifully landscaped lawned garden, adorned with mature trees and shrubs that provide privacy and tranquillity. As you make your way down the pathway to the rear garden, you'll be captivated by the well-manicured tiers that offer panoramic views of the bay.

The rear garden is a true oasis, featuring a spacious patio area perfect for outdoor entertaining and relaxation. Imagine sipping your morning coffee while taking in the mesmerizing views of Morecambe Bay. The garden also includes a summerhouse with power and light, providing a relaxing space in which to enjoy the panoramic views.

The lower level of the garden offers a landing space to the Lancaster Canal, allowing you to embark on water activities such as paddle boarding or canoeing or perhaps space to moor a boat (subject to the usual licenses) from your own rear garden. The garden is adorned with a variety of flower borders, mature hedgerows, trees, and shrubs, creating a vibrant and inviting atmosphere.

Parking and Garage Gated driveway with ample off road parking for several vehicles. Spacious garage with up and over door and light and power. Additional small potting greenhouse to the side of the garage and lockable storage shed for gardening tools.

Important Information

Services:

Mains gas, water and electricity.

Tenure:

Freehold. Vacant possession upon completion.

Energy Performance Certificate:

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

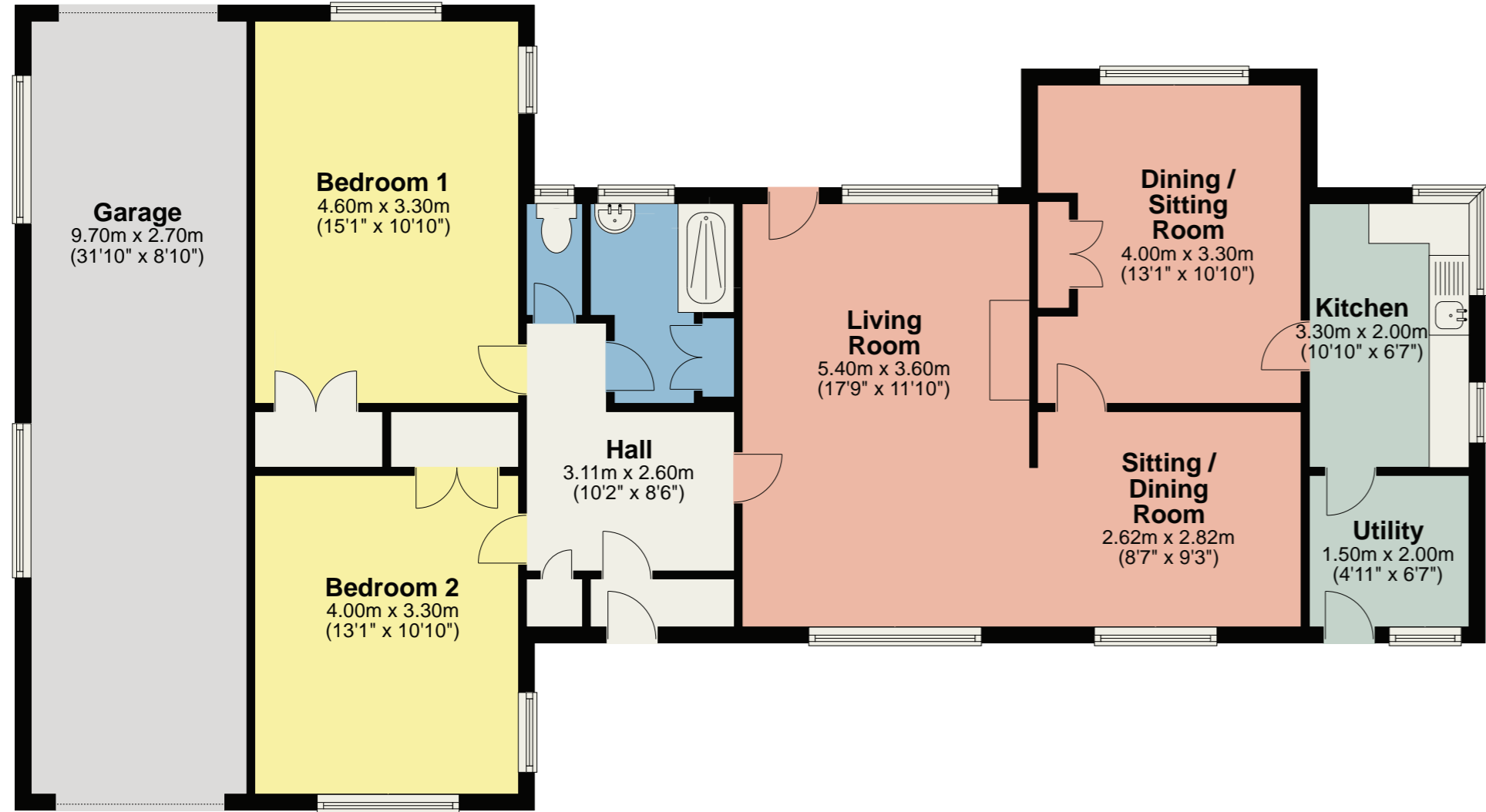
What3Words:

///backyards.giants.thudded

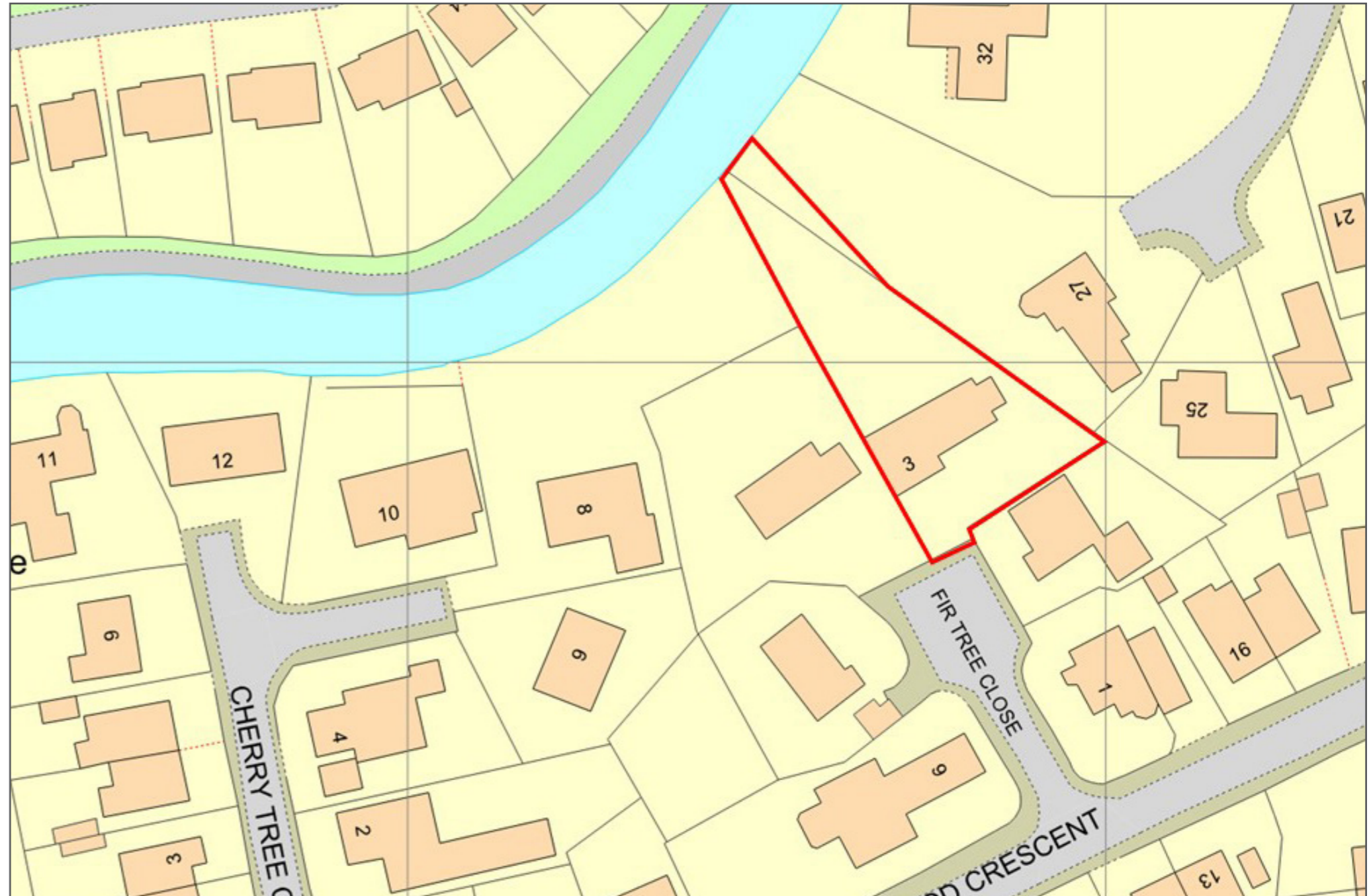
Council Tax Band :

Band F - Lancaster City Council





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: C2374



Viewings

Strictly by appointment with Hackney & Leigh Carnforth Office.

To view contact our Carnforth office:

Call us on 01524 737727
Market Street, Carnforth, Lancashire, LA5 9BT
carnforthsales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

Caring about you and your property