



## Bolton Le Sands

3 Fir Tree Close, Bolton Le Sands, Carnforth, Lancashire, LA5 8AZ

Welcome to this detached two bedroomed bungalow proudly sitting in an elevated position and 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.

**Offers Over £475,000**

### Quick Overview

Detached True Bungalow

Two Double Bedrooms

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

Ultra fast 1000Mbps\* Broadband Available



2



1



2



D



Ultrafast  
Broadband



Off Street  
Parking

Property Reference: C2374



3 Fir Tree Close



Living Room



Dining Room



Dining Room

**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 charming property through the glazed porch entrance, leading you into the welcoming entrance hall way 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.

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 well-appointed kitchen, this property offers the perfect blend of comfort and functionality.

Don't miss the opportunity to make this your dream home. Contact us today to arrange a viewing.

**Outside** The front of the property boasts a beautifully landscaped lawned garden, adorned with mature trees and



Living Room



Garden



**Kitchen**



**Bedroom One**



**Bedroom Two**



**Far Reaching Views**

shrubs that provide privacy and tranquility. 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 garden shed, providing ample storage space.

The lower level of the garden offers direct access to the Lancaster Canal, allowing you to embark on leisurely walks 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.

Contact us today to arrange a viewing and experience the beauty of Morecambe Bay from the comfort of your own home.

**Parking** Gated driveway with ample off road parking for several vehicles.

**What3words** ///backyards.giants.thudded

**Accommodation with approximate dimensions**

**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)

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

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

**Bedroom One** 15' 1" x 10' 10" (4.6m x 3.3m)

**Bedroom Two** 13' 1" x 10' 10" (3.99m x 3.3m)

**Garage** 31' 10" x 8' 10" (9.7m x 2.69m)

**Property Information**

**Services** Mains gas, water and electricity.

**Council Tax** Lancaster City Council - Band F.

**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.



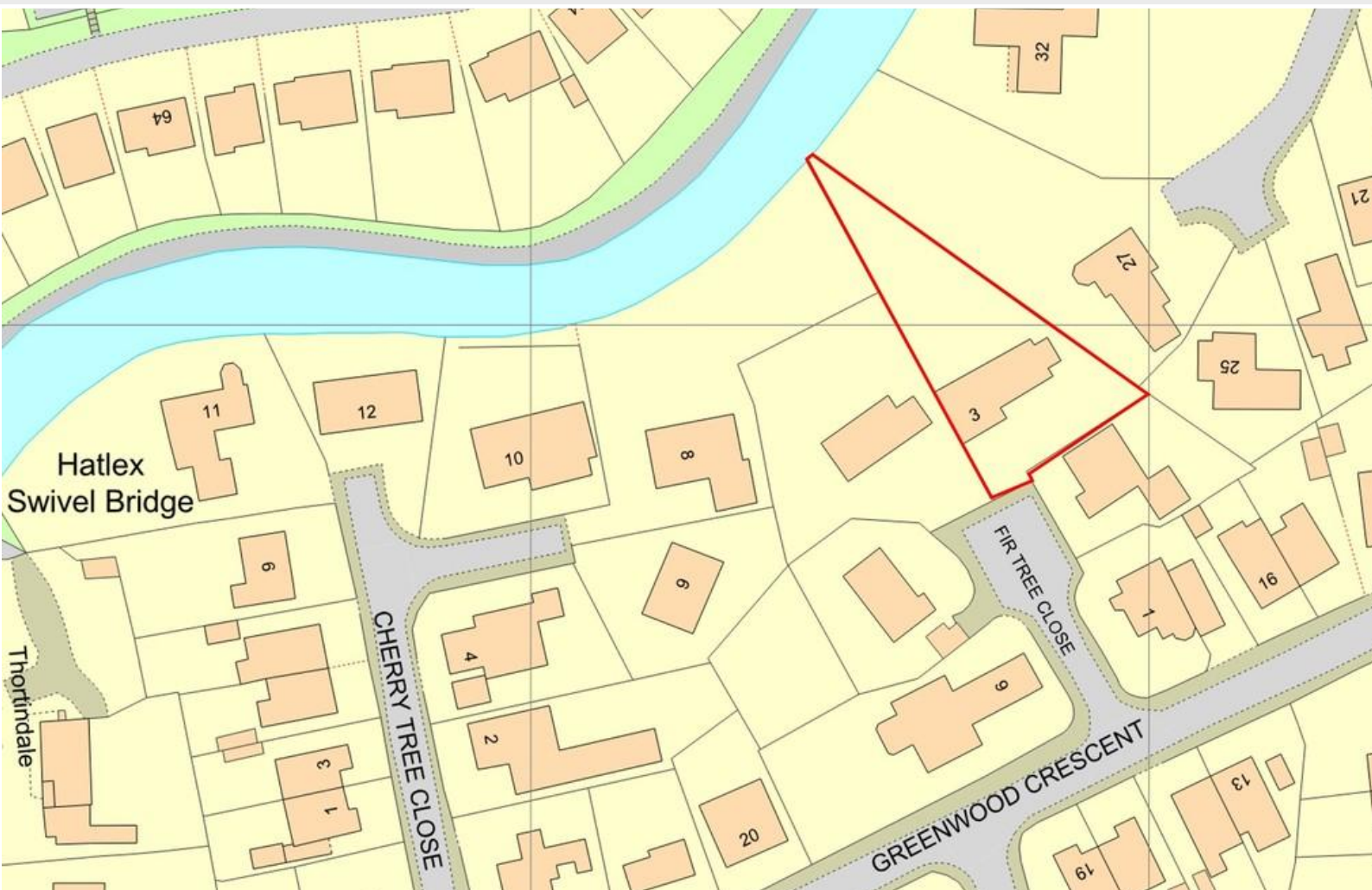
Elevated Drone Photograph



Elevated Drone Photograph



Elevated Drone Photograph



Ordnance Survey 01144747

**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.

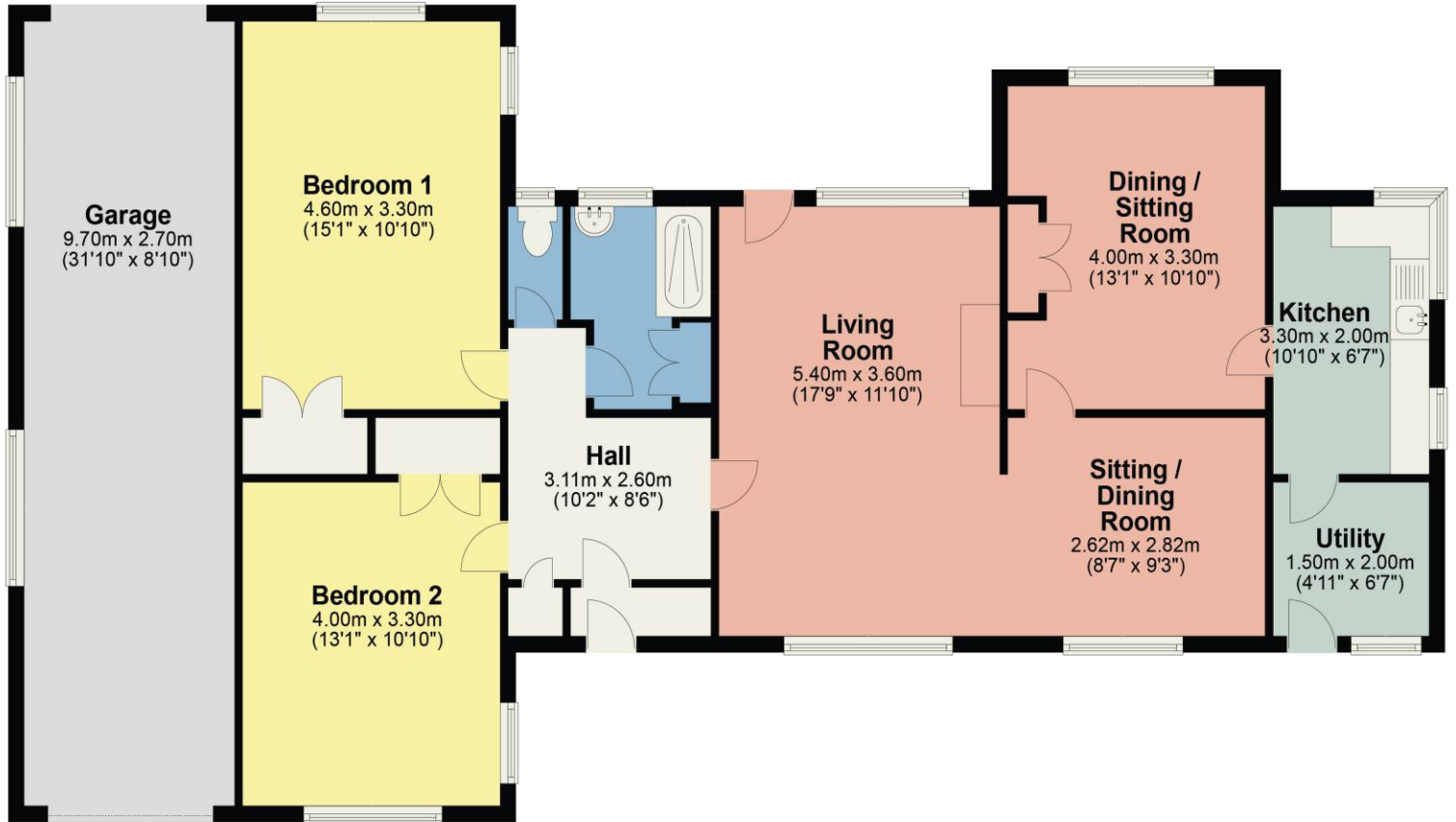


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This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: C2374

## A thought from the owners...

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