



Bolton Le Sands

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

Welcome to this detached two bedrooomed 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
- Ultrafast 1000Mbps* Broadband Available

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 *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 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.

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.



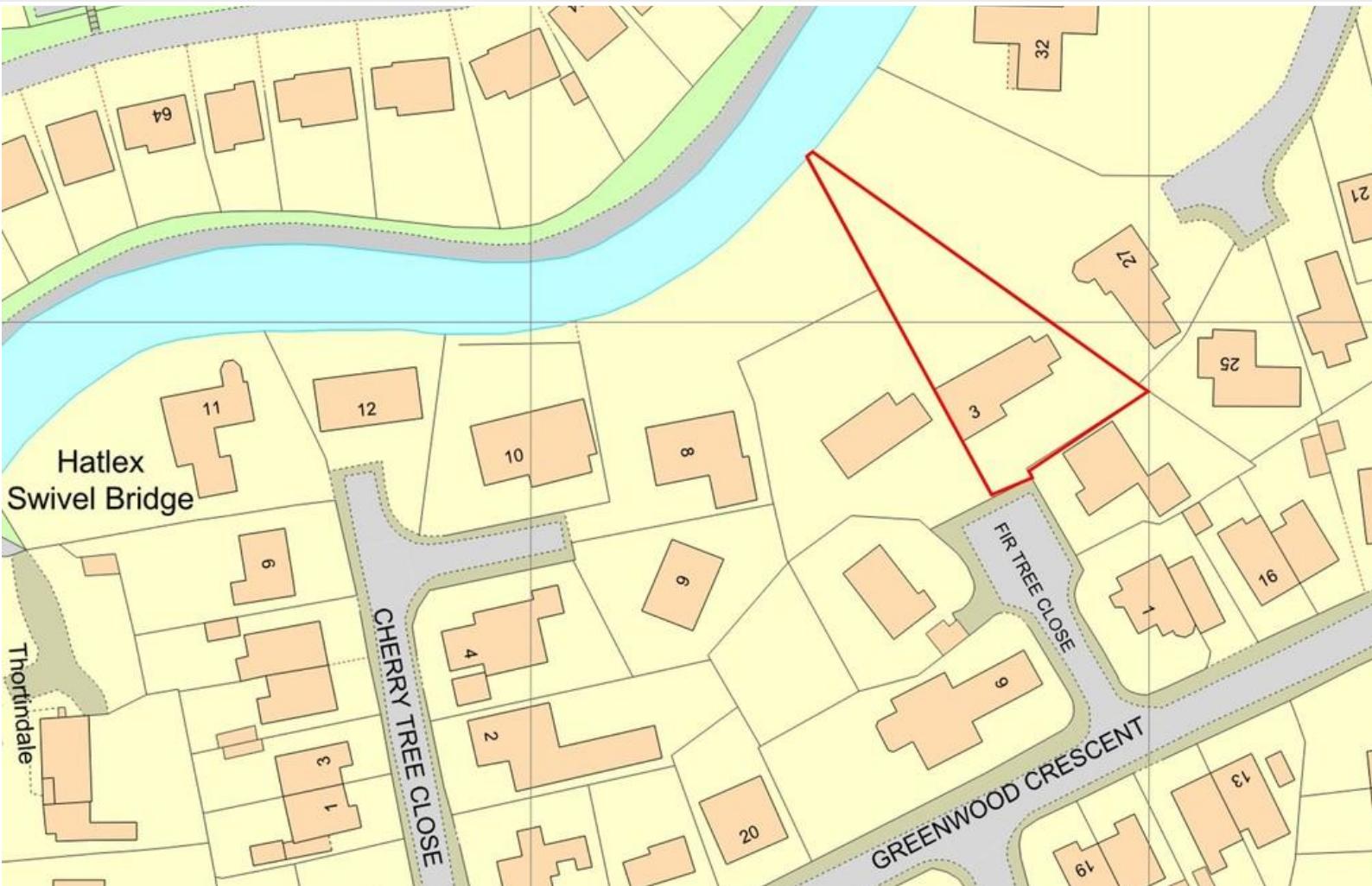
Elevated Drone Photograph



Elevated Drone Photograph



Elevated Drone Photograph



Ordnance Survey 01144747

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Keira Brown

Sales 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



Viewings available 7 days a week
including evenings with our
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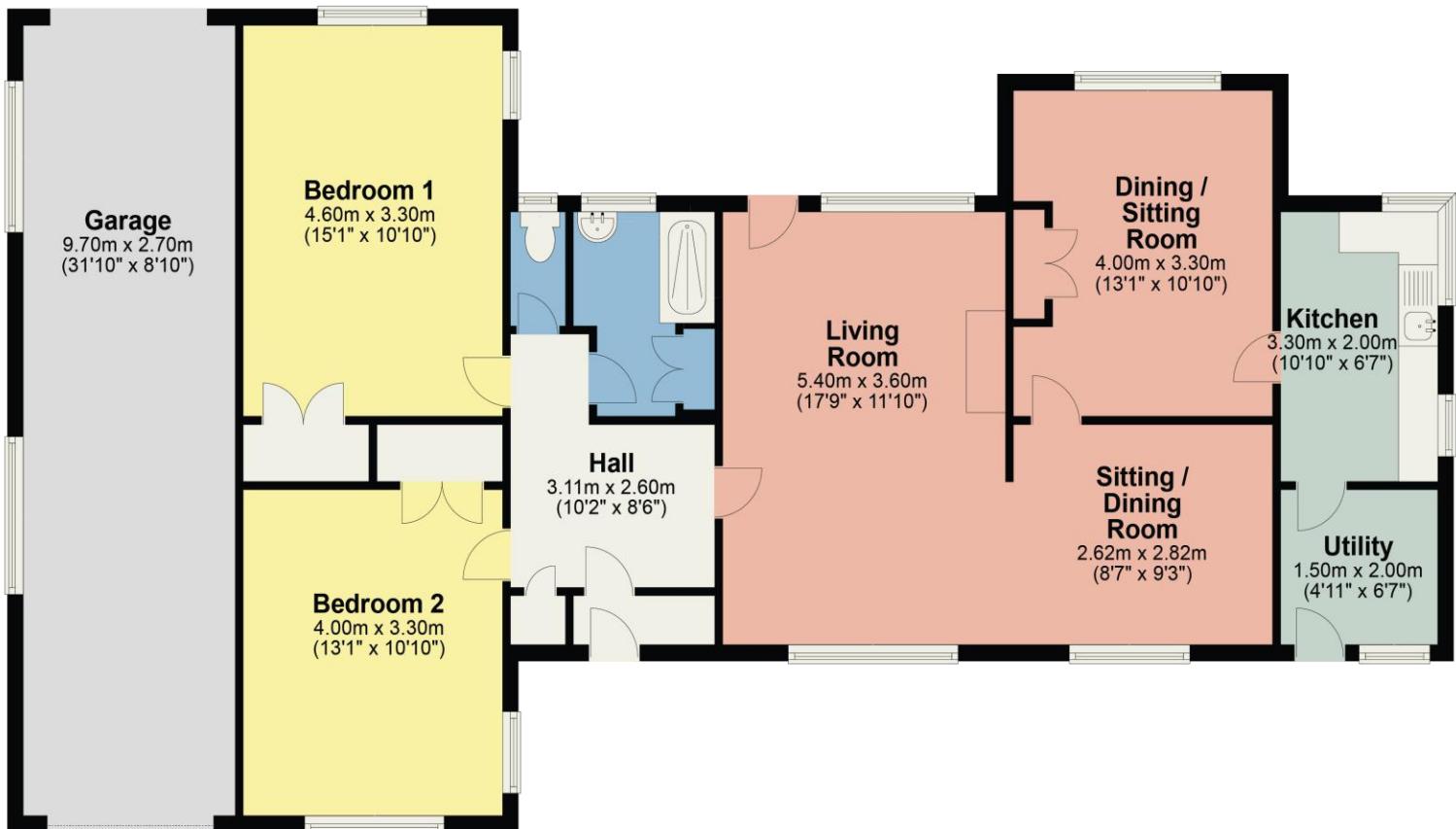


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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



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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