



# Bolton Le Sands

£280,000

70 Sunnybank Road, Bolton Le Sands, Carnforth, LA5 8HG

Welcome to 70 Sunnybank Road, the perfect family home. Immaculately presented, this four-bedroom semi-detached property has been thoughtfully extended and meticulously maintained by its current owners, maximising its full potential. Located in the highly desirable residential area of Bolton Le Sands, this exceptional property is move-in ready and eagerly awaits its new owners.

## Quick Overview

- Four Bedroom Semi Detached House
- Beautifully Presented Throughout
- Open Plan Kitchen Dining Area
- Immaculate Landscaped Garden
- Workshop/Garage
- Off Street Parking
- New Boiler in 2023
- Popular Residential Area
- Perfect Family Home
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway

Property Reference: C2428





Living Room



Kitchen



Kitchen Dining Room



Conservatory

**Location** Situated in the popular village of Bolton Le Sands, the property is in a great location close to all local amenities including a 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** Upon entry, you'll be greeted by an extended hallway that offers additional space and a light, airy ambiance, setting the tone for the rest of this beautiful home.

To the right of the hallway, you'll find the cosy living room featuring a focal Dimplex fire. The neutral décor creates a warm and inviting atmosphere, perfect for relaxing.

Follow the Amtico wood flooring into the kitchen dining area. This space is ideal for family gatherings and entertaining, thanks to its open-plan layout that seamlessly extends into the conservatory and further into the garden through the French doors.

The kitchen is equipped with sleek and stylish gloss cabinetry, complemented by a granite worktop, chrome finishings, and a range of high-end appliances, including a Siemens oven, AEG induction hob, Franke extractor, Bosch fridge, and Bosch dishwasher.

On the first floor, you'll find four generously proportioned bedrooms, each finished to a high standard. The primary bedroom, overlooking the front elevation and features fitted wardrobes. Alongside it, there is another spacious double bedroom and two comfortable single bedrooms, versatile enough to serve as a home office or hobby room.

This family home is complemented by a modern and stylish main family bathroom complete with bath, pedestal sink and W.C. and an added bonus of an additional shower room, featuring walk in shower, W.C. and vanity sink.

**Outside & Parking** Externally, this property features a meticulously maintained private garden, complete with a beautifully landscaped patio that flows onto a lawned area surrounded by flower borders. Enclosed by shrubs at the rear, the garden offers a serene, private oasis-ideal for entertaining, enjoying summer days, and alfresco dining.





Bedroom One



Bedroom Two





Bedroom Three



Bedroom Four



Shower Room



Bathroom

At the front, a low-maintenance driveway accommodates multiple vehicles and leads to a convenient carport with direct access to the kitchen. Additionally, a detached garage has been thoughtfully transformed into a versatile workshop and utility space, equipped with plumbing for a washing machine, power, and lighting-perfect for additional storage and functionality.

**Directions** From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right and leave Carnforth on Lancaster Road heading towards Bolton Le Sands. On entering the village take the third turning on the right into Mill Lane, then take the turning for Sunnybank Road. Follow the road round where the property is situated on the right hand side.

**What3Words** ///jigging.bleak.ultra

**Accommodation with approximate dimensions**

**Living Room** 14' 10" x 10' 5" (4.52m x 3.18m)

**Kitchen Dining Room** 16' 8" x 7' 11" (5.08m x 2.41m)

**Conservatory** 13' 2" x 11' 5" (4.01m x 3.48m)

**Bedroom One** 11' 6" x 9' 10" (3.51m x 3m)

**Bedroom Two** 11' 5" x 9' 10" (3.48m x 3m)

**Bedroom Three** 12' 11" x 6' 7" (3.94m x 2.01m)

**Bedroom Four** 9' 6" x 6' 7" (2.9m x 2.01m)

**Garage** 19' 4" x 10' 11" (5.89m x 3.33m)

**Property Information**

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

**Council Tax** Lancaster City Council - Band C

**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.

**Anti-Money Laundering Regulations (AML)**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Conservatory



Garden





Garden



Garden

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  
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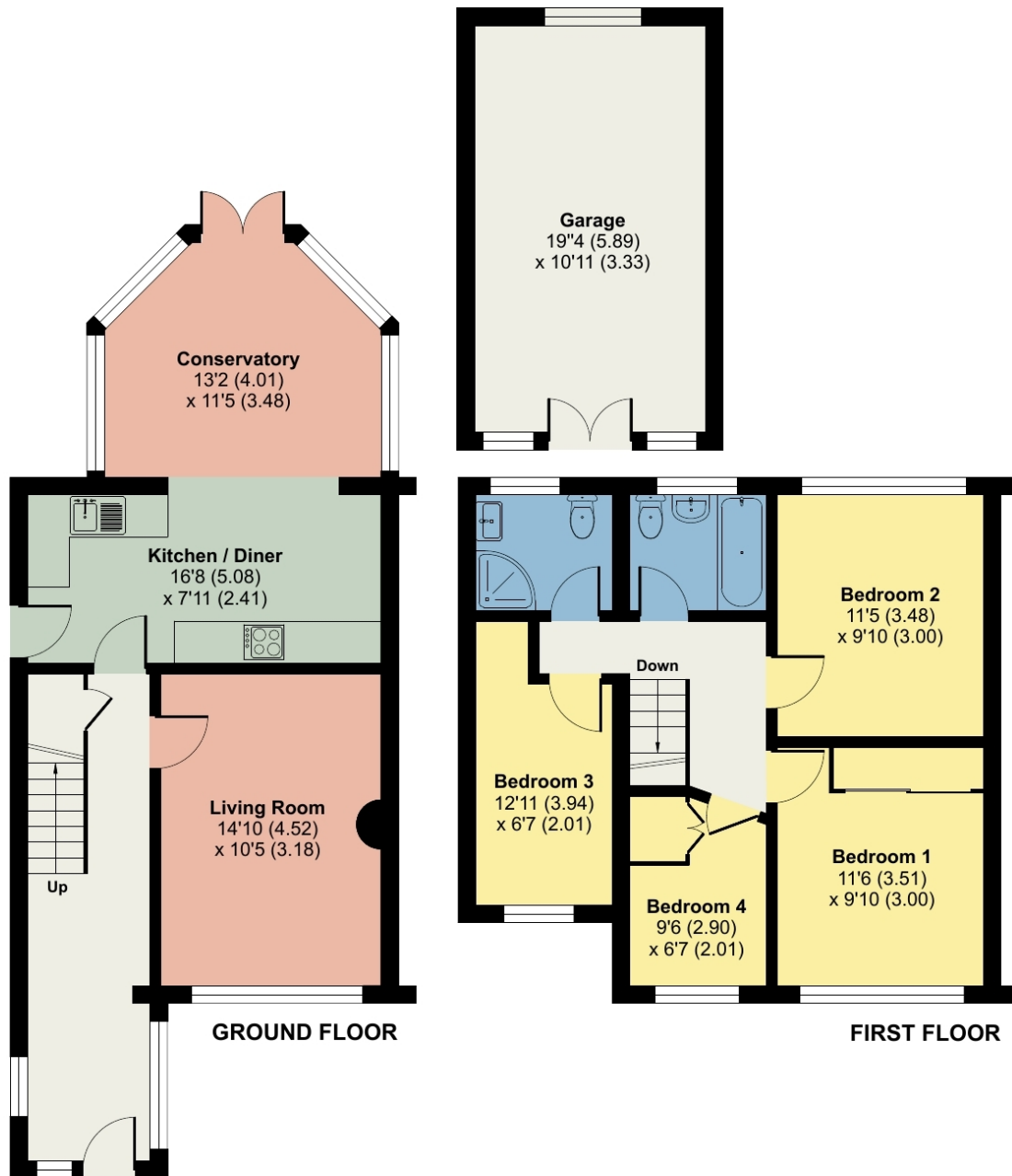
# Sunnybank Road, Carnforth, LA5

Approximate Area = 1121 sq ft / 104.1 sq m

Garage = 213 sq ft / 19.7 sq m

Total = 1334 sq ft / 123.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1152487

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