



Bolton Le Sands

£225,000

34 Mill Lane, Bolton Le Sands, Carnforth, LA5 8EZ

34 Mill Lane is a delightful detached bungalow located in the sought-after residential area of Bolton Le Sands. While the property requires some modernisation, this is reflected in its attractive market price. It features two spacious double bedrooms, well-maintained front and rear gardens, a detached garage, and access to an array of scenic walks right from your doorstep.

Quick Overview

- Detached True Bungalow
- Detached Garage and Driveway for Multiple Vehicles
- Some Modernisation Required
- Two Double Bedrooms
- Popular Residential Location
- Close to Local Shops and Amenities
- Array of Walks on your Doorstep
- Well Presented Front and Rear Gardens
- No Onward Chain
- Superfast Broadband Available*



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Superfast
Broadband



Driveway &
Garage

Property Reference: C2435



Living Room



Living Room



Kitchen



Kitchen

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 Set back from the road front, 34 Mill Lane offers a tranquil retreat with the charm of a deceptively spacious detached bungalow. Upon entering, you'll immediately notice the bright and airy atmosphere that this home exudes.

To the left of the hallway, the inviting living room greets you with a stunning bay window that overlooks the front of the property, allowing natural light to flood the space. The room's centrepiece is a fireplace set within a stone surround, perfect for cosy evenings.

Continuing down the hallway, you'll find the kitchen. While fully functional, this space is ready for an upgrade to suit your personal style. It features a variety of wall and base units, a wooden worktop, and a complementary tiled splashback. The kitchen also offers space for an oven, an under-counter fridge freezer, and has plumbing for a washing machine. Additionally, there is a separate access door leading to the side of the property.

The shower room features a walk-in shower cubicle, a pedestal sink, and a W.C. It also includes a convenient linen cupboard, tiled walls, and carpeted flooring, combining practicality with comfort.

Both bedrooms are generously sized double rooms which overlook the private garden at the rear of the property. Each room provides ample space to accommodate all your furniture needs.

34 Mill Lane is a perfect blend of spaciousness, comfort, and potential, waiting for you to make it your own.

Outside & Parking Externally, this property is a true gem with a range of appealing features. The front garden is generously sized and walled for enhanced privacy. The tarmacked driveway provides ample space for multiple vehicles, whilst there is also the added bonus of a detached garage.

The rear garden is private and low maintenance, with shrub borders adding a touch of greenery and paving making it the perfect space for outdoor entertaining or relaxing.

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. The turning for Mill Lane is the third on the right, and Number 34 can be found on your right hand side.

What3Words ///gasp.indulgent.line

Accommodation with approximate dimensions

Living Room 13' 11" x 13' 6" (4.24m x 4.11m)

Kitchen 10' 5" x 7' 3" (3.18m x 2.21m)

Bedroom One 13' 5" x 9' 6" (4.09m x 2.9m)

Bedroom Two 10' 7" x 8' 5" (3.23m x 2.57m)

Garage 17' 0" x 10' 1" (5.18m x 3.07m)

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council

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.

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).Anti-Money Laundering Regulations (AML)



Bedroom One



Bedroom Two



Front Garden



Rear Garden

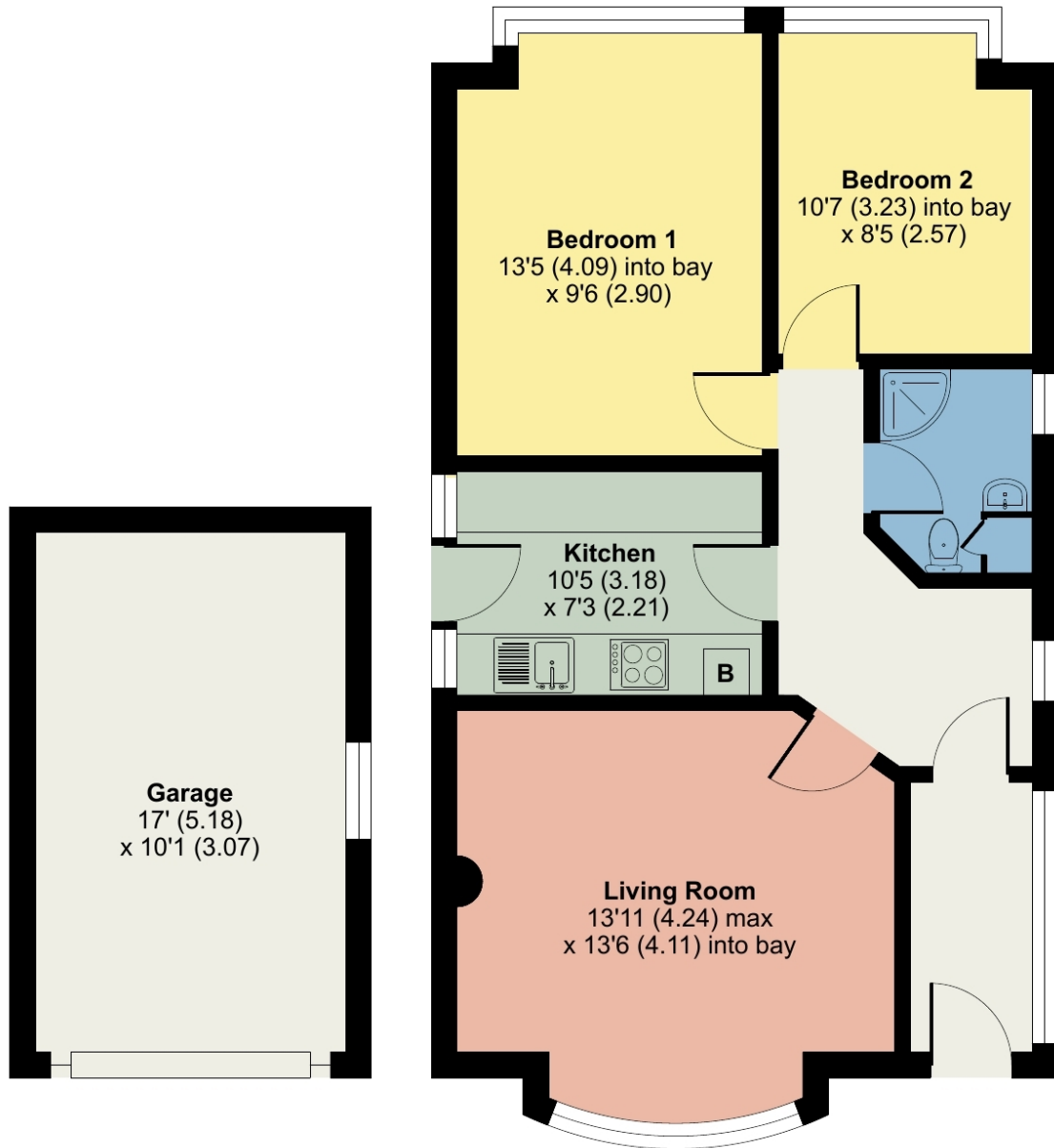
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Approximate Area = 638 sq ft / 59.2 sq m

Garage = 173 sq ft / 16 sq m

Total = 811 sq ft / 75.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1165343

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