

6 Wordsworth Avenue, Bolton Le Sands, Carnforth, LA5



£225,000

Owned by the same family since 1965, this three-bedroom semi-detached home has been extended with a single-storey addition to the rear and offers generous, flexible living space throughout. While the property would benefit from modernisation, it presents excellent potential to be transformed into an outstanding family home once again.

The accommodation begins with a small conservatory to the front, leading into a comfortable lounge and an open-plan kitchen and dining area, ideal for everyday family living. A useful utility room sits to the rear. On the first floor are three well-proportioned bedrooms and a shower room. Externally, the property benefits from off-road parking, a garage, and an enclosed rear garden.

Wordsworth Avenue in Bolton-le-Sands remains a highly sought-after location, prized for its excellent local amenities, well-regarded primary school, and strong community atmosphere. The village offers convenient access to Lancaster, Morecambe, and Carnforth, making it ideal for commuters while retaining a peaceful, semi-rural feel. Scenic walks along the Lancaster Canal and down to the shoreline are just a short stroll away, and the local cricket club serves as a well-loved focal point for both sporting and social activities within the community.

Conservatory



Storage cupboard housing gas and electric meters, door to the lounge.

Lounge



Double-glazed window to the front, fireplace with inset coal-effect gas fire and back boiler, stairs to the first floor, carpeted floor, radiator.

Open Plan Kitchen/Dining Room



Dining area with double-glazed door to the garden, wood flooring, and radiators. Kitchen with a double-glazed window to the rear, a range of matching wall and base units, four plate electric hob and extractor hood, electric oven and grill, wood flooring.

Utility Room



Double-glazed window to the side, range of matching cabinets, washing machine, dishwasher, composite sink, space for fridge/freezer and wood flooring.

First Floor Landing

Double-glazed window to the side, access to the loft, which has a pull-down ladder, water tank, and part boarded with power and light.

Bedroom One



Double-glazed window to the front, built in wardrobes with one housing the water cylinder, carpeted floor, radiator.

Bedroom Two



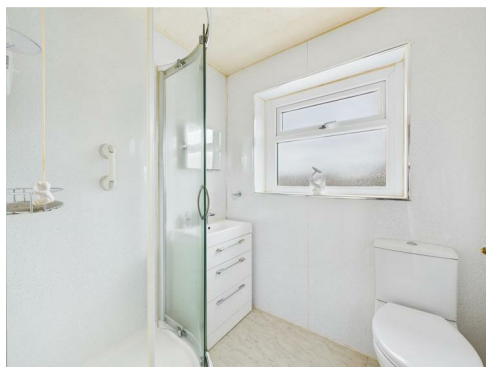
Double-glazed window to the rear, built in wardrobes, carpeted floor, radiator.

Bedroom Three



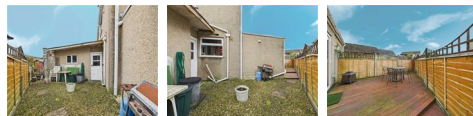
Double-glazed window to the front, carpeted floor, radiator.

Shower Room



Double-glazed frosted window to the rear, shower cubicle with Triton electric shower, vanity unit with inset wash hand basin, heated towel rail, vinyl floor, W.C.

Outside



Off-road parking to the front providing space for up to three vehicles, two timber storage sheds, an external water tap, gated side access to the rear garden, and access to the garage. Fully enclosed rear garden with a decked patio area and door to the garage.

Garage

Up and over door, power and light.

Useful Information

Tenure Freehold
Council Tax Band (C) £2,140
No Onward Chain

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor



Floor 1

Approximate total area⁽¹⁾

919 ft²
85.4 m²

Reduced headroom

11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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