



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

79, Sunnybank Road, Bolton Le Sands, Carnforth

## *The property at a glance*

3 2 2

- Semi Detached Chalet Bungalow
- Versatile Accommodation
- Three Bedrooms
- Three Reception Rooms
- Converted Annex
- Lovely Gardens
- Driveway
- Tenure: Freehold
- Property Band: C
- EPC: C



Get in touch today

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[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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**£285,000**

# Get to know the property



Nestled on Sunnybank Road in the charming village of Bolton Le Sands, this delightful semi-detached chalet bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious layout includes two inviting reception rooms, providing ample space for relaxation and entertaining, along with a dedicated dining room that is perfect for family meals or hosting friends.

The bungalow boasts two modern bathrooms, ensuring that morning routines are a breeze for all residents. Additionally, a converted annex adds versatility to the property, making it suitable for guests, a home office, or even a playroom for children.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in such a desirable location. The property is situated in a fantastic area, ideal for those who enjoy coastal walks and the beauty of nature, while still being close to local amenities for everyday needs.

This charming bungalow is not just a home; it is a lifestyle choice, offering a serene environment with the convenience of nearby facilities. Whether you are looking to settle down or seeking a holiday retreat, this property is sure to impress. Don't miss the opportunity to make this lovely bungalow your own.





## Entrance Hall

UPVC door into entrance hall, smoke alarm, laminate flooring, doors to living room, dining room, bedroom one, kitchen and bathroom.

## Living Room

UPVC bay window, radiator, TV point and wall mounted living flame fireplace.

## Dining Room

UPVC window, radiator, pendant lighting and laminate flooring.

## Kitchen

Two UPVC windows, radiator, mix of wall and base units with beech worktops, integrated oven, four ring gas hob, extractor fan, Belfast sink with mixer tap, panelled splash back, integrated microwave, dishwasher, fridge/freezer, space for washing machine, spotlights, laminate flooring and UPVC door to rear.

## Bedroom One

Radiator, UPVC door to rear and door to en suite.

## En Suite

Dual flush WC, vanity wash basin with mixer tap, direct feed shower in cubicle, extractor fan, partially tiled surround, heated towel rail and laminate flooring.

## Bathroom

Two UPVC windows, dual flush WC, counter top vanity wash basin with mixer tap, clawfoot bath with traditional taps, direct feed shower over bath, extractor fan, fully tiled surround, heated towel rail, spotlights and tiled flooring.

## First Floor

### Landing/Lounge Area

Velux window, two wall lights, under eave storage, doors to bedroom two and three.

### Bedroom Two

Velux window, radiator and under eave storage.

### Bedroom Three

UPVC window and radiator.

## External

### Front

Parking for three cars, mature shrubs, bedded area and access to rear.

### Rear

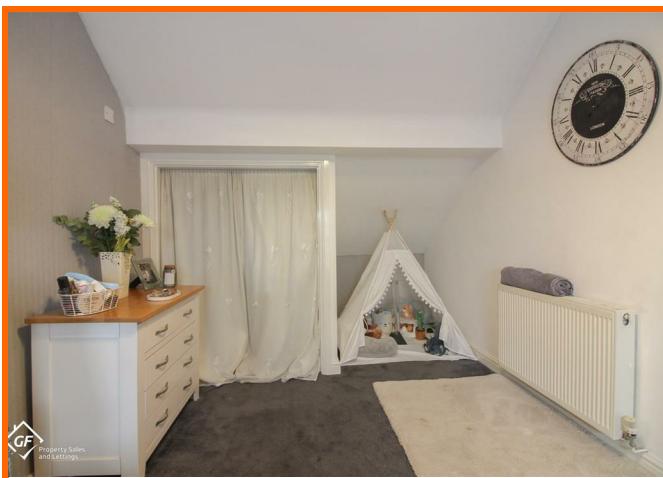
Patio area, laid to lawn, bedded area, mature shrubs, summer house and out building.

## Outbuilding

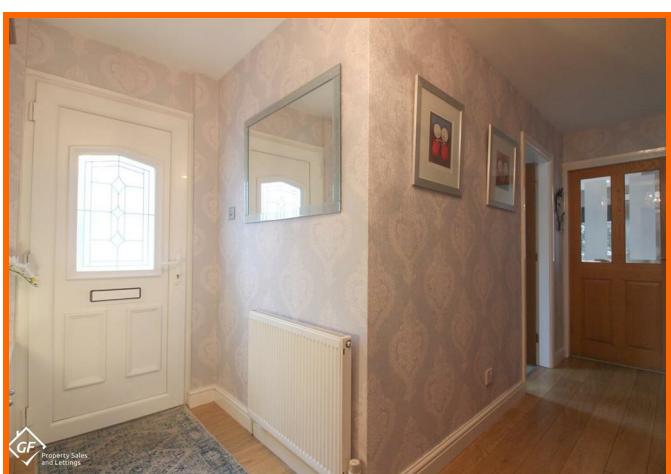
UPVC double doors, UPVC window, spotlight and TV point.



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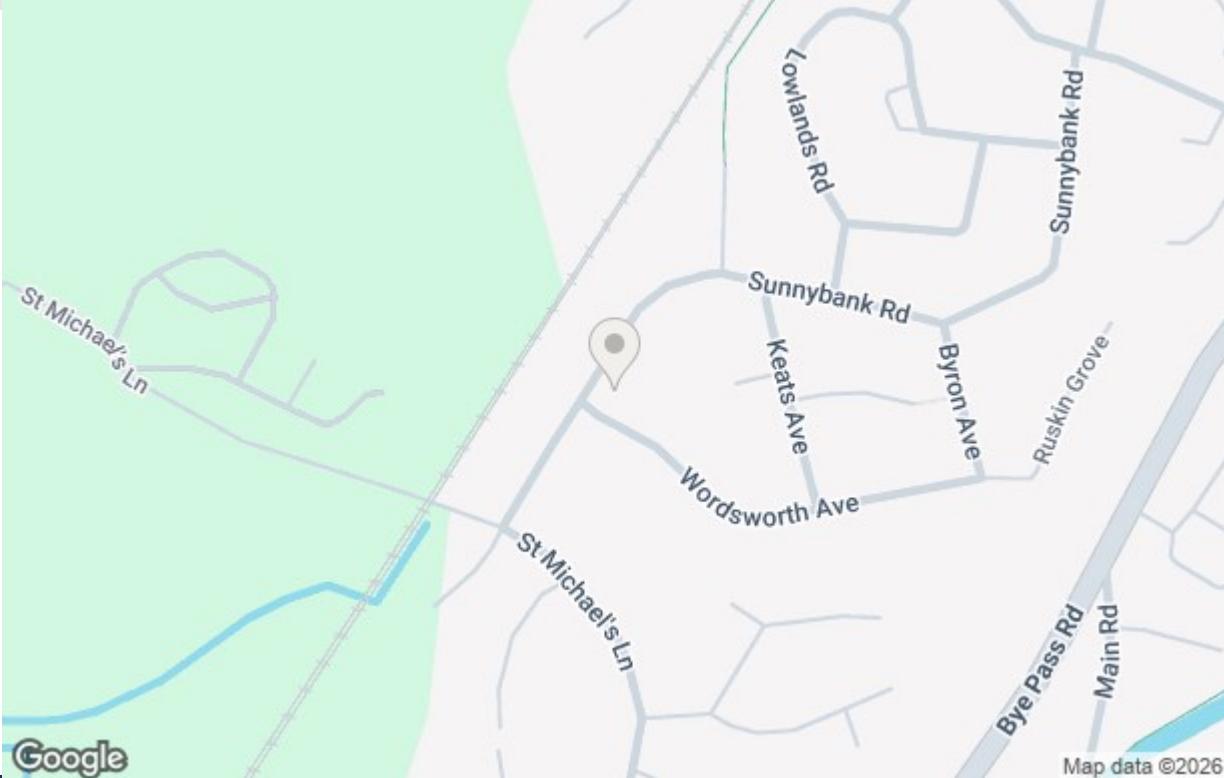
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# Take a nosey round



Property Sales  
and Lettings

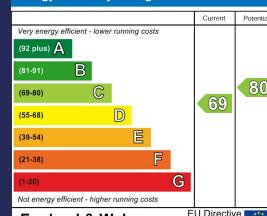
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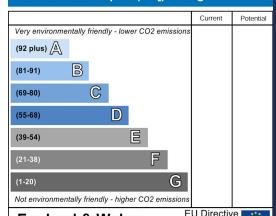
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC

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