

3, Madison Avenue, Bolton Le Sands, Carnforth

The property at a glance

3 1 1

- Idyllic location
- Parking for two cars
- Generous kitchen/diner
- Lovely extensive rear garden
- A True Hidden Gem - Rural & Coastal Walks
- Three bedrooms & bay fronted reception room
- Purpose built wooden cabin currently utilized as work studio
- Back to front layout which lends itself to the views and light
- Direct access from the drive to kitchen, making life far easier with carrying in shopping etc
- EPC: D Council Tax Band: D Tenure: Freehold

GF Property Sales and Lettings

Get in touch today
01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£325,000

Get to know the property





Nestled in the charming area of Bolton Le Sands, Carnforth, on a small private road of 11 houses is Madison Avenue. The house is set on a private road which has just been renewed last year 2025 , with houses on one side overlooking fields and countryside.

Boasting a rare hidden gem, this is a charming, well maintained 1930 semi-detached house. Offering a delightful blend of rural tranquillity and coastal beauty. With Three bedrooms, two being generously proportioned, a new four piece bathroom suite, a lovely light and airy reception room and a spacious kitchen/diner. This property is perfect for couples starting out, small families or those wanting their forever home once their family has flown the nest to down size to a peaceful retreat.

The extensive south west facing garden is a suntrap, perfect for enjoying the sun till sunset. This is a standout feature, deliberately designed as a blank canvas for you to make it your own space. Complete with a lovely large decking area that invites you to enjoy the outdoors. Whether you wish to entertain guests or simply relax in the sun, this garden provides an ideal setting.

Additionally, to the front of the property boasts a wooden cabin purpose built, very private, that can be transformed into a home office, gym, or craft room, catering to your personal needs and hobbies.

There is parking for 2 vehicles with added available parking in front of the property.
The surrounding area has local amenities and perfect for those who appreciate nature, with numerous rural and coastal walks. Just a stone's throw away is the beach and canal within easy walking distance, allowing you to explore the stunning landscapes that this location has to offer.
This property truly must be viewed to appreciate what it has to offer and the lifestyle it provides. If you are looking for a home that combines comfort, well proportioned space and privacy in a picturesque setting.









Ground Floor

Porch and utility space upon entering

Kitchen

UPVC double glazed box bay window, UPVC double glazed bay window, central heating radiator x2, tile splash back, range of wall, drawer and base units with laminate worktops, stainless steel sink with mixer tap, extractor hood, 5 ring gas hob, double oven, built-in microwave, plumbing for dishwasher, breakfast bar, social seating area, tile floor, original wood single glazed frosted entrance door, original wooden doors throughout.

Reception Room

UPVC double glazed bay window, central heating radiator, coving, picture rail, open chimney breast with tiled fire surround

Hallway

3 x UPVC double glazed arched windows, central heating radiator, coving, original picture rail, dado rail, doors to kitchen/reception room/understairs storage, new lino floor, UPVC double glazed door to rear, stairs leading to the first floor.

First Floor

Landing

UPVC double glazed window, dado rail, doors to bedrooms, 1,2,3 and bathroom, stairs leading to the ground floor.

Bathroom (New 2025)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, 6 x spot light points, loft access, cladded walls, dual flush WC, pedestal wash basin with mixer waterfall tap, panelled bath with mixer waterfall and rinse head, corner direct feed rainfall shower, large airing cupboard space for storage

Bedroom 1

UPVC double glazed bay window, central heating radiator, picture rail.

Bedroom 2

UPVC double glazed window, central heating radiator, picture rail, built-in wardrobes.

Bedroom 3

UPVC double glazed window, central heating radiator, picture rail.

Front

Driveway leading to garage, purpose built wood cabin can be used as an office/workshop/craft room, this also has got electric and
USB sockets, very good lighting and an outside light.

Rear

Solid side gate, water tap access, large decking area, steps down to mature hedges, slate chips, seating and living space, lawn, shed, electric in the garden under the decking which can be used for a hot tub /external lighting and gardening equipment.

Disclaimer

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





3 Madison Avenue, Bolton Le Sands, Carnforth, LA5 8JN

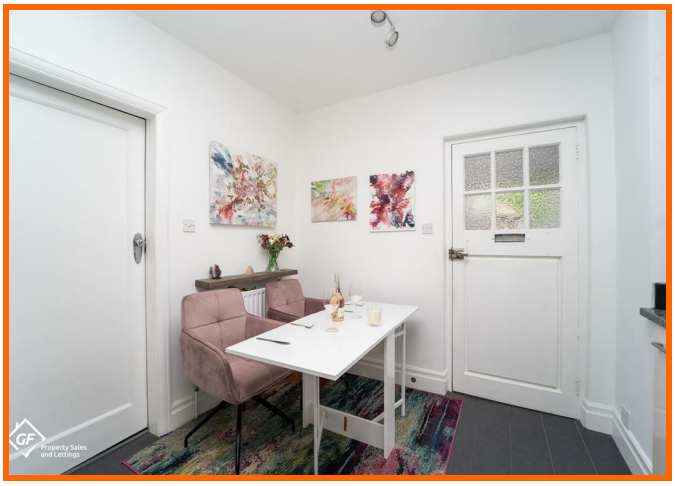








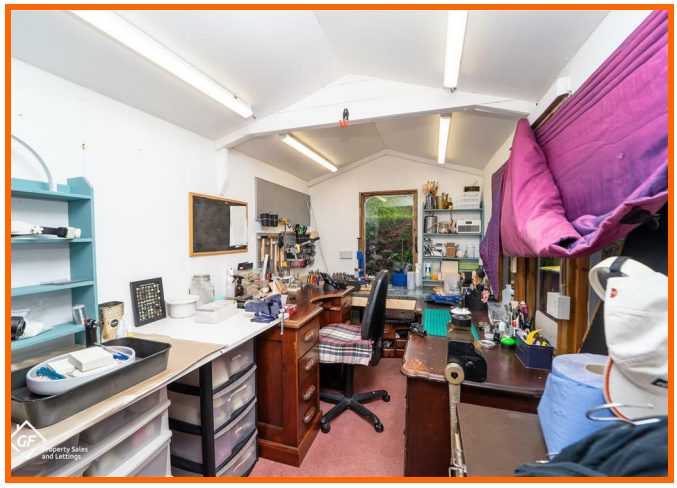


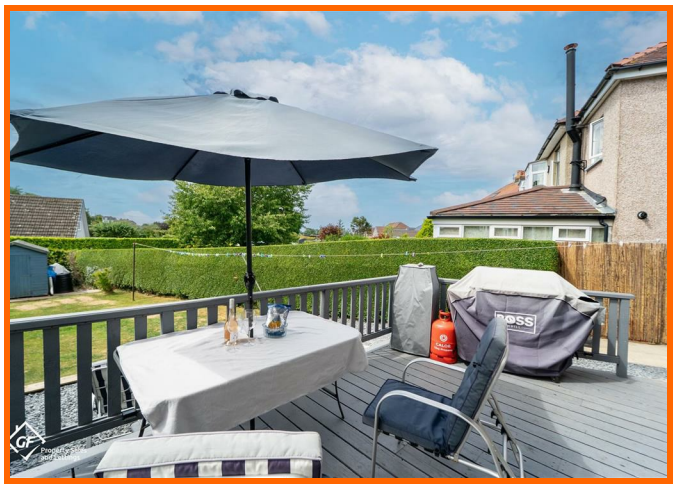




3 Madison Avenue, Bolton Le Sands, Carnforth, LA5 8JN















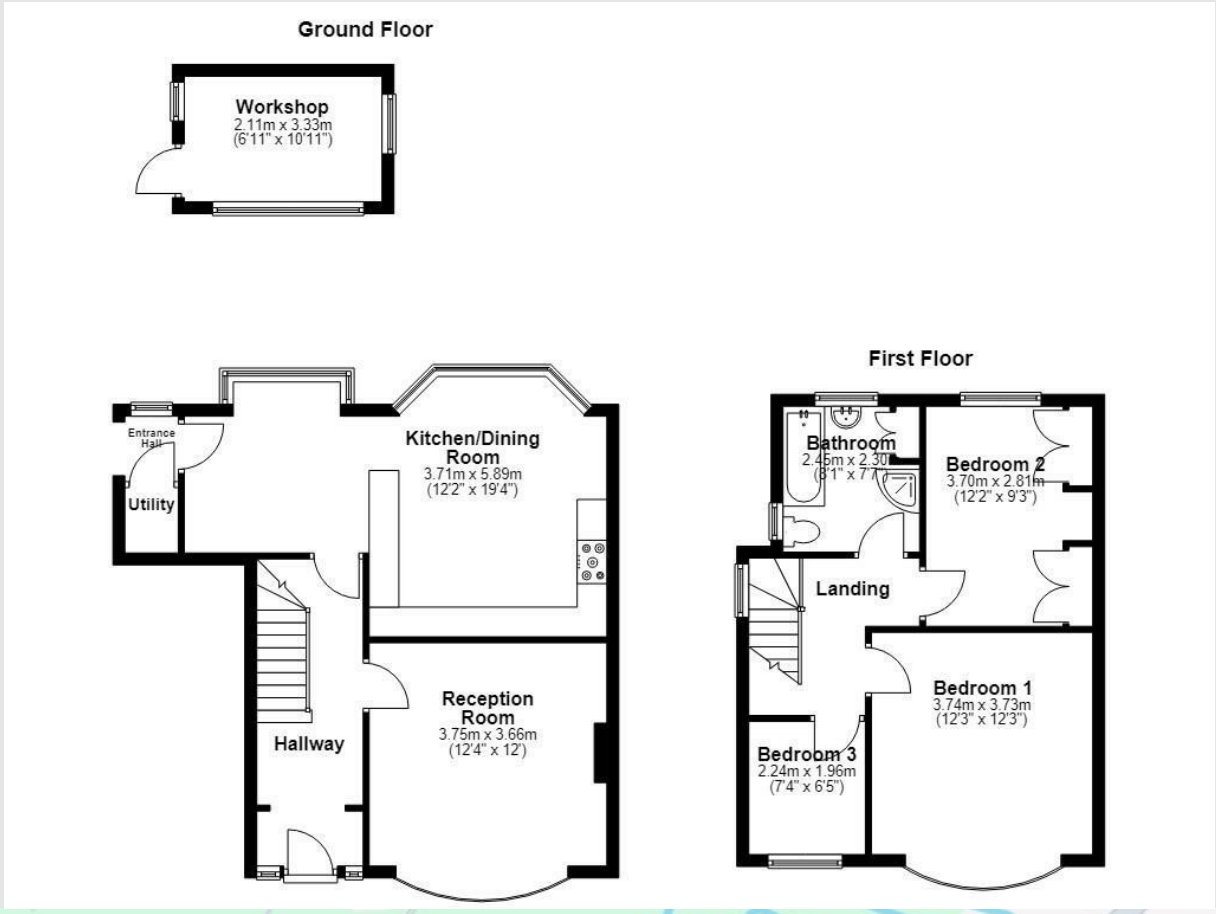
Get in touch today

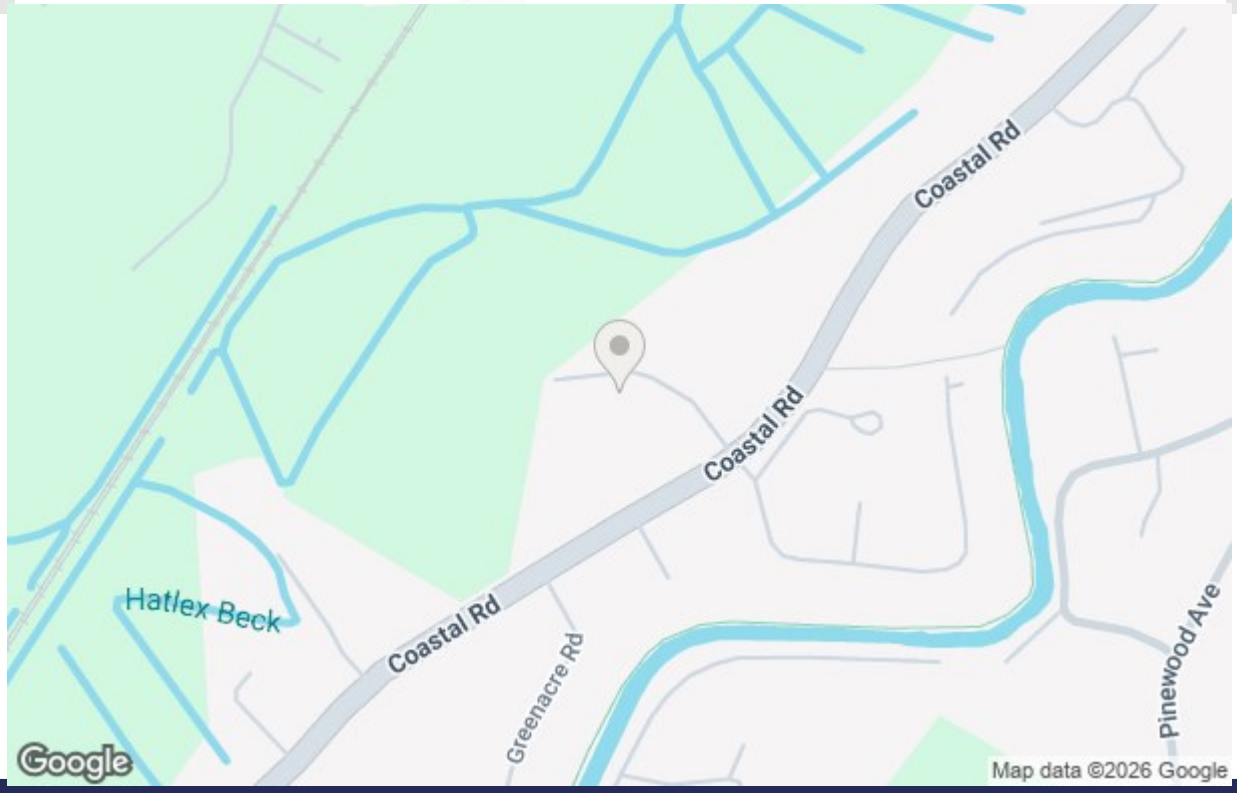
01524 401402

info@gfproperty.co.uk

gfproperty.co.uk

Take a nosey round





GF Property Sales and Lettings

Get in touch today

01524 401402

info@gfproperty.co.uk

gfproperty.co.uk

