



91 Slyne Road, Bolton Le Sands, Carnforth, LA5

RAH

91, Slyne Road, Bolton Le Sands, Carnforth

## ***The property at a glance***

2  1  2 

- Impressive Semi Detached Bungalow
- Spacious Lounge
- Kitchen / Dining Room
- Two Bedrooms & Loft Room
- Generous Rear Garden
- Driveway & Garage
- Tenure: Freehold
- Council Tax Band: C EPC: D
- Sought After Location
- Stunning Coastal & Canal Walks

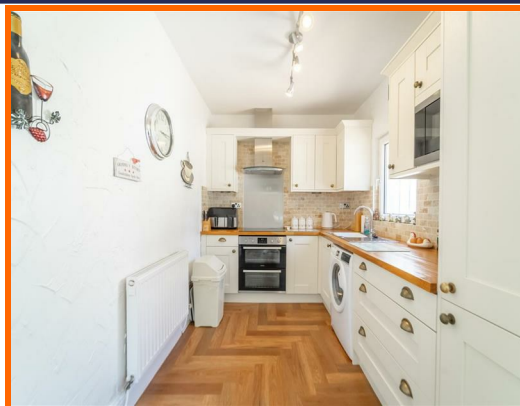


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# **£325,000**

# *Get to know the property*

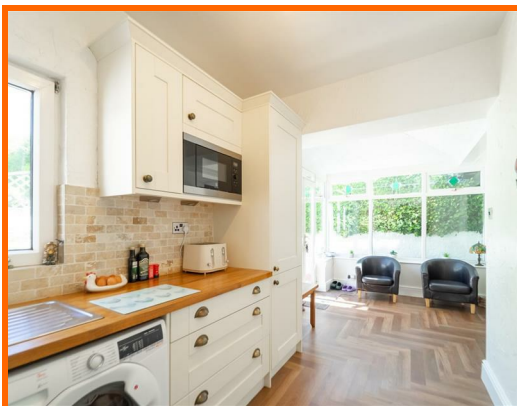


## SPACIOUS HOME WITH GENEROUS GARDEN

Nestled on Slyne Road in the charming village of Bolton Le Sands, this semi-detached house offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms, this property is perfect for a couple seeking a tranquil retreat. The interior has been beautifully maintained and showcases contemporary neutral decor, creating a warm and inviting atmosphere throughout.

The modern bathroom and kitchen fixtures are designed to meet the needs of today's lifestyle, ensuring both functionality and style. The generous rear garden provides an excellent outdoor space, ideal for relaxation or entertaining guests during the warmer months. Additionally, the property boasts ample off-road parking, a valuable feature in this popular location.

Bolton Le Sands is known for its friendly community and convenient amenities, making it an ideal choice for those looking to settle in a peaceful yet accessible area. This home is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this semi-detached house is a wonderful opportunity that should not be missed.





## Hallway

Central heating radiator, smoke alarm, UPVC windows, doors to rooms, coving.

## Reception Room 1

UPVC double glazed bay window, central heating radiator, coving, cast iron log burner, slate hearth with brick surround, wall light point.

## Reception Room 2

UPVC double glazed window, 2 x central heating radiators, open to cupboard, stairs to first floor.

## Kitchen

UPVC double glazed window, central heating radiator, range of wall, drawer and base units, stainless steel sink with mixer tap and double base units, integrated double electric oven, 4 ring induction hob, plumbing for washing machine.

## Bedroom 1

UPVC double glazed window, central heating radiator.

## Bedroom 2

UPVC double glazed window, central heating radiator, door to boiler cupboard.

## Loft Room

Velux windows and store cupboard.

## Bathroom

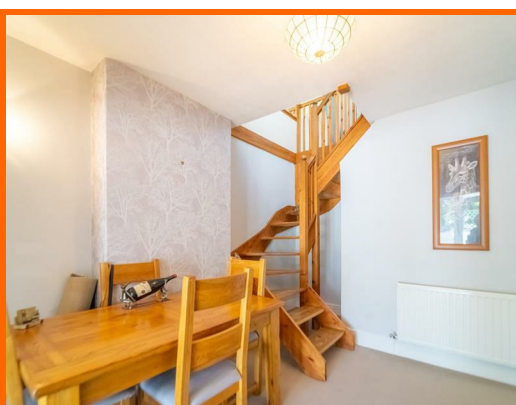
UPVC double glazed window, towel rail, dual flush WC, vanity wash basin, P-Shaped bath with shower, extractor fan, spot light points, tiled walls and floor.

## Front Garden

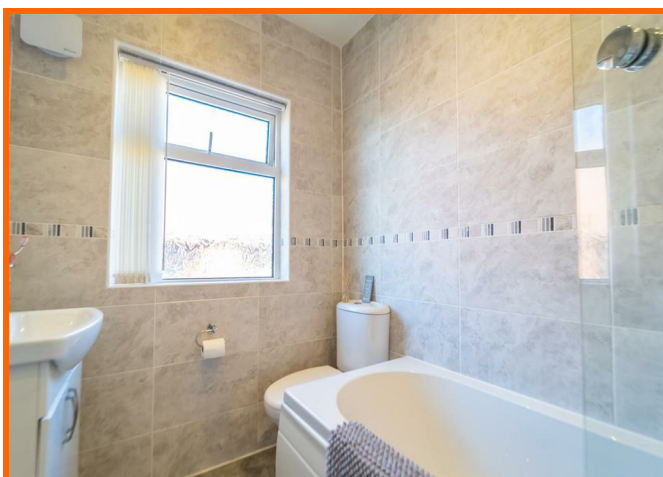
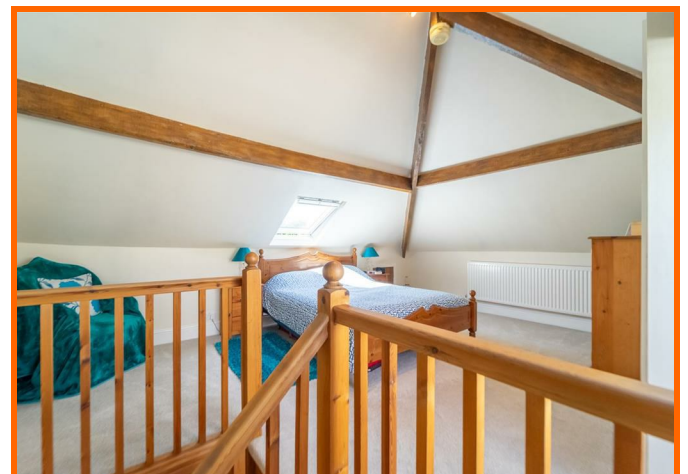
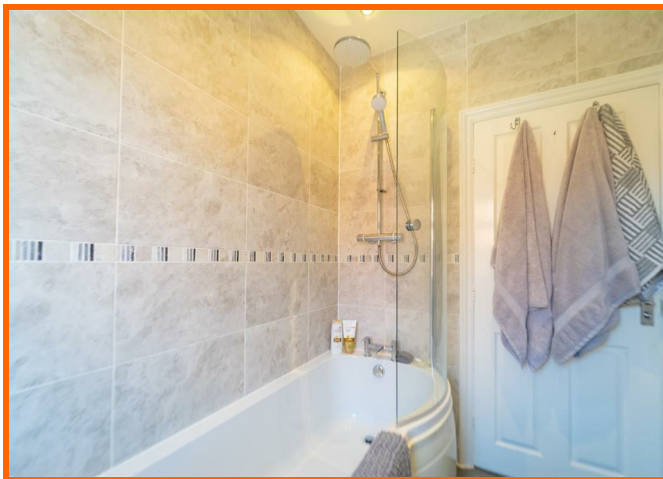
Driveway leading to Garage.

## Rear Garden

Generous, elevated rear garden, decking and paved patio.



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Sands, Carnforth, LA5  
8AH**



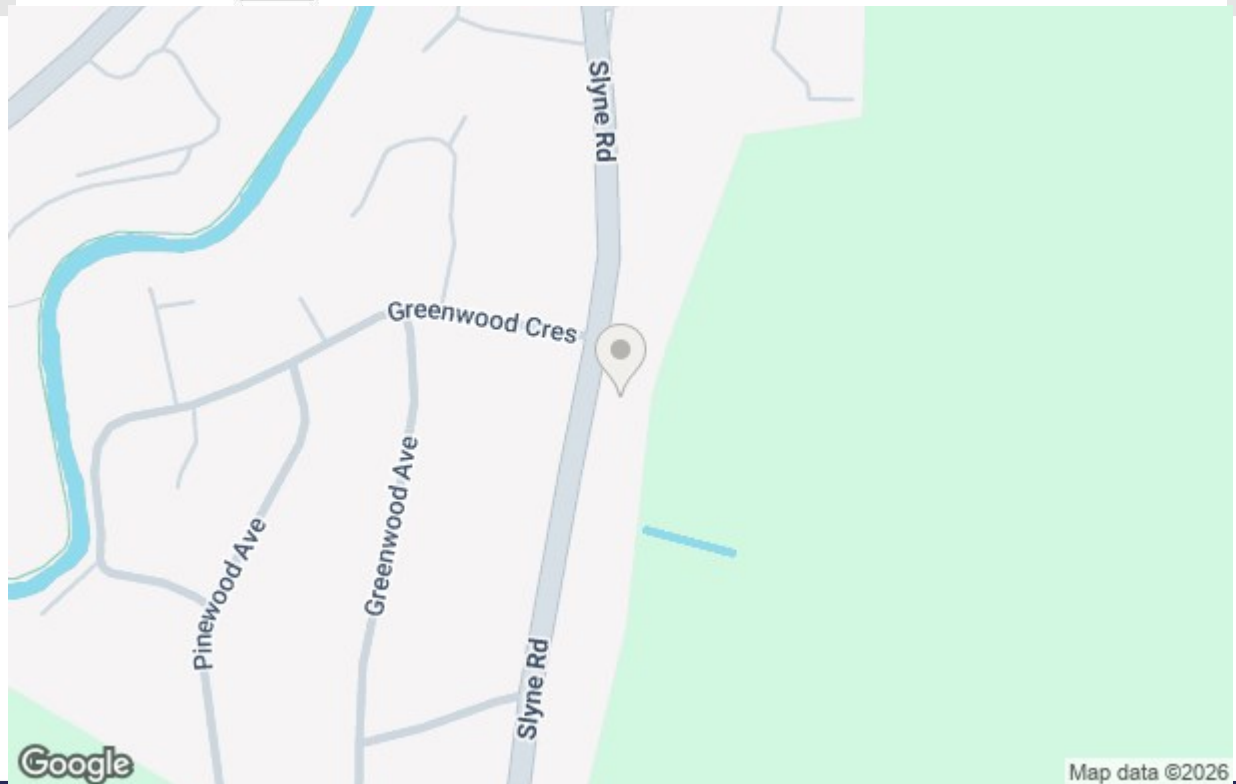
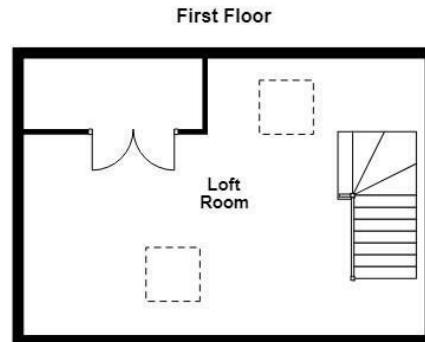
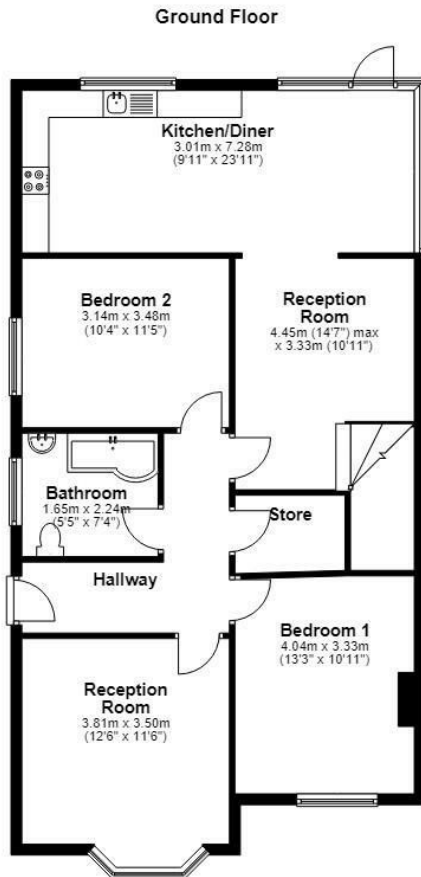
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# Take a nosey round



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (65-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |
|                                             |  |                         | 82        |
|                                             |  |                         | 63        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (65-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |