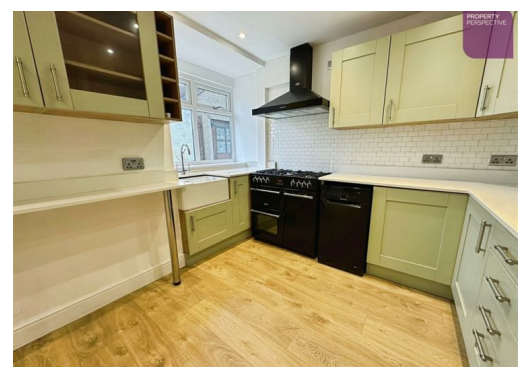




**Greenwood Avenue, Bolton Le Sands, LA5 8AN**

**£284,995**

**EXCELLENT VALUE FOR MONEY!!!** We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Bolton-le-Sands!





# 4 Greenwood Avenue, Bolton Le Sands, LA5 8AN

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Bolton-le-Sands. Benefiting from modern decor throughout.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and hallway. To the first floor 3 bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD  
Council tax band - C

## GROUND FLOOR

**Lounge 14'2" x 12'0" (4.34m x 3.67m)**

Bay fronted window

**Kitchen/diner 20'7" x 15'7" (6.29m x 4.77m)**

French doors leading to the rear garden and a range of fitted kitchen units, worktops and integrated kitchen appliances, including dishwasher

## FIRST FLOOR

**Bedroom 12'2" x 12'1" (3.73m x 3.69m)**

Bay window to the front elevation

**Bedroom 12'2" x 12'0" (3.73m x 3.68m)**

Window to the rear elevation

**Bedroom 8'0" x 7'11" (2.44m x 2.42m)**

Window to the front elevation

**Bathroom 8'10" x 7'8" (2.70m x 2.35m)**

3 piece bathroom suite in white with shower over bath and chrome ladder radiator

## EXTERNAL

Large driveway to the front of the property, capable of accommodating 3 vehicles, leading to a detached single garage. Private rear garden with laid to lawn and mature shrub border









