



47 Mill Lane

Bolton Le Sands | Carnforth | LA5 8EU

MATTHEWS
BENJAMIN



47 MILL LANE

BOLTON LE SANDS

A 1960s two bedroom traditional true bungalow, already extended but still offering great potential. In a popular location, the property is ideal for retirement and has delightful, low upkeep gardens, a garage and driveway parking.

Neatly presented accommodation offers an entrance vestibule with an internal part glazed door and side panel into the inner hall which has a useful deep store cupboard. The dual aspect sitting room is light and bright, facing out to Mill Lane over the front garden in a northerly direction. A modern wall mounted electric fire provides a focal point and there are atmospheric wall lights. The main bedroom also looks out to the front garden towards Mill Lane and is lovely and light, there are three fitted double wardrobes. The second bedroom is also a double in size and looks south to the rear garden. The wet room has a sealed floor, shower boarding to walls and a vinyl clad ceiling, all purposefully easy to look after. The shower area has a wall mounted seat, there's a vanity unit and loo. Both windows have obscured glass for privacy. The modern kitchen has room for a small table and with a dual aspect, it's a bright room. Base and wall units provide good storage including two pull out larder shelving units. Included in the sale are an integral Stoves electric oven and grill, Lamona four ring gas hob with a fan over, Beko tumble drier (with external vent) and a Bosch washing machine. A part glazed door opens to the conservatory. This is a delightful south facing addition, there are three walls of windows set above solid walls with good views to the rear garden and a door to outside. The central heating extends into here enabling use throughout the year, with space for both relaxed and dining seating it is a versatile space.

Wrought iron gates open to the driveway which leads down the side of the bungalow to the detached garage. Currently a wooden ramp provides access to the front door; this has been left in place in the event that new owners would find it of assistance but if not required, the vendors will happily arrange removal. The front garden has been landscaped to be low maintenance and features a central stone focal point set into gravel with a side paved area for seating and raised beds around the edges all with well-established and colourful planting. Gated from either side, the back garden is approached down a short set of steps and offers a variety of colourful flowering shrubs including hydrangeas and roses which provide seasonal interest and structure. A seating area offers room for outdoor furniture and a combined shed/greenhouse offers practical storage and a place to potter.





To all intents and purposes, the bungalow is ready for immediate occupation, it has been upgraded over the years with addition of the conservatory (in around 2000), renewed roof covering (around 2014), a new wet room to replace the bathroom, installation of PVC double glazed windows and gas fired central heating. Attractively presented, there is coving to the ceilings in the hall, sitting room, kitchen and both bedrooms, white painted panelled internal doors and all floor coverings are either laminate, vinyl or tiled.

However, there remain further opportunities for extension and enhancement. The loft has access via a hatch in the hallway, the pull down ladder opens to a roof space with good head height and opportunities for conversion, subject to the necessary consents.

SERVICES

Mains electricity, gas, water (metered) and drainage. Gas fired central heating to radiators from an Ideal boiler in the kitchen. Power and light to the garage. External lighting and two water taps.

INCLUDED IN THE SALE

Curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described.



LOCATION

The village of Bolton le Sands has a host of local amenities including a pre-school and primary school, post office, library, doctors' surgery and pharmacy, shops (including a butcher's and ironmongery), a hairdressing salon as well as a variety of places to eat and drink. Bay View garden centre and restaurant is at the end of Mill Lane and is exceptionally popular for refreshments.

However you are travelling, Bolton le Sands is highly accessible with regular bus services from the A6, the nearest access to the M6 motorway is at junction 35 (Carnforth) being 4 miles distant and traveling by train is convenient too, as the nearest town, Carnforth (2.1 miles) has a train station on the Bentham and Furness branch line with regular services to Lancaster on the main west coast line and direct services to Manchester Airport and Leeds. Carnforth itself offers a busy high street of shops and facilities with supermarket shopping at Booths, Tesco, Aldi and the Co-op.

If you enjoy walking, running or cycling then both Lancaster Canal and the sea front are a short distance away, offering wonderful routes along the tow path and shoreline. If you are drawn to higher peaks, then the fells and hills of the Lake District and Yorkshire Dales National Parks are perfect for day trips as is the coastal AONB at Arnside and Silverdale and by contrast, the Forest of Bowland AONB which offers access to wide open moorland. The shoreline of Lake Windermere at Bowness on Windermere is under 30 miles distant making it perfect for day trips. The closest city is Lancaster (5.3 miles) which has a great deal on offer in terms of retail, social and commercial opportunities. Much of the town centre is pedestrianised making for a pleasurable shopping experience with cuisines from all around the world represented in a host of restaurants, cafes, bars and takeaways. There is a vibrant cultural scene with two theatres, two cinemas and an arts centre.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property

DIRECTIONS

what3words liberty.sparkle.eliminate

Use the postcode **LA5 8EU** on Sat Nav with reference to the directions below: Driving north on the A6 and heading towards Carnforth you will pass the Co-op at Bolton le Sands on your left, followed shortly afterwards by the Pharmacy and The Royal Hotel on your right. Turn next left onto Mill Lane and follow the road, No.47 is on the left, if you cross over the railway bridge and find yourself at the garden centre you've gone too far.





BROADBAND

Ultrafast speed potentially available from Openreach of 1000 Mbps download and for uploading 220 Mbps.

MOBILE

Indoor: EE, Three and Vodaphone reported as 'limited' for both Voice and Data services. O2 reported as 'likely' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodaphone all report 'likely' Voice and Data services.

Broadband and mobile information provided by Of-com.

TENURE

Freehold

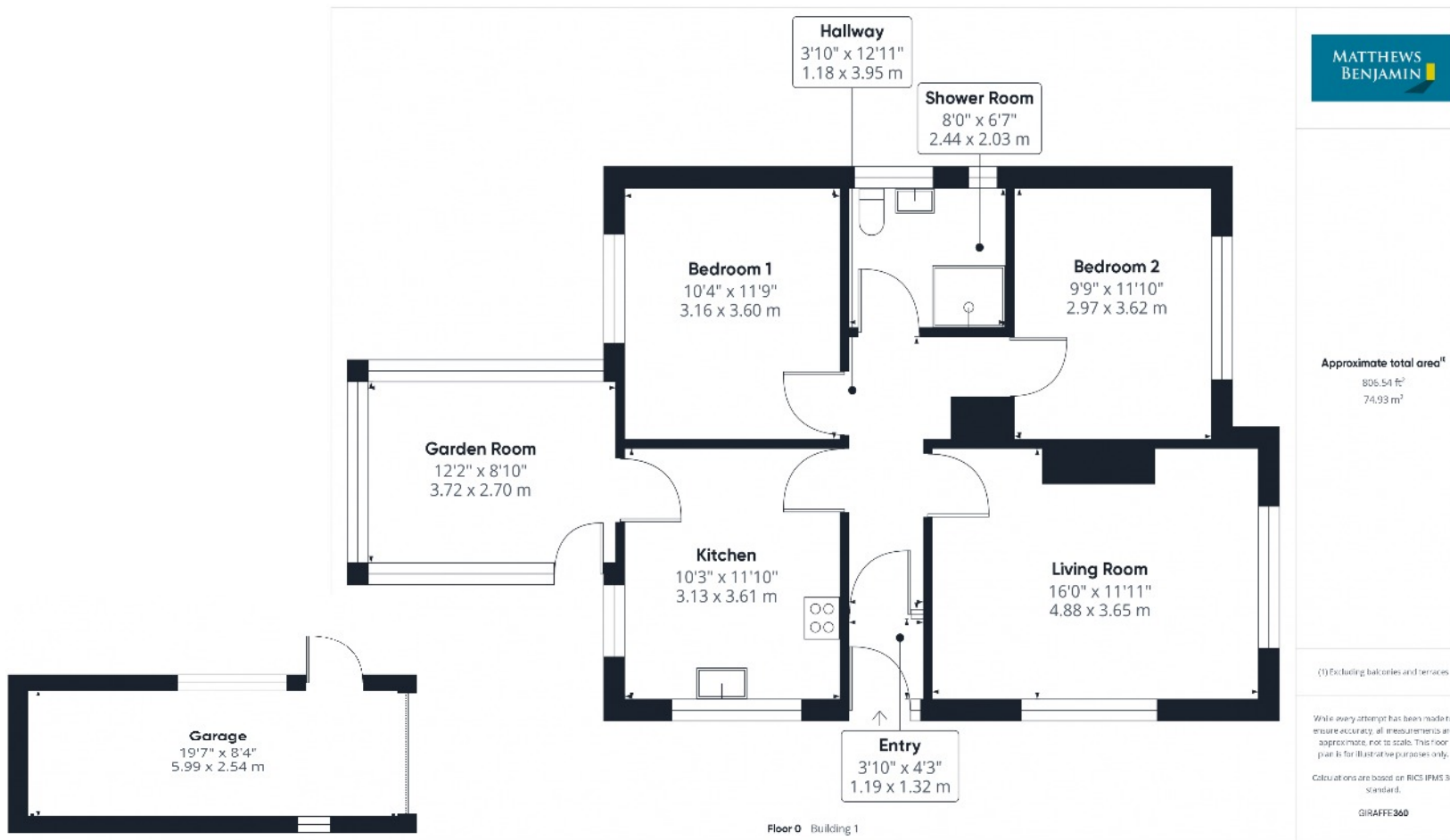
LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band C

GUIDE PRICE

£215,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

19 Castle Hill, Lancaster, LA1 1YN
 t 01524 384960
 e sales@matthewsbenjamin.co.uk

