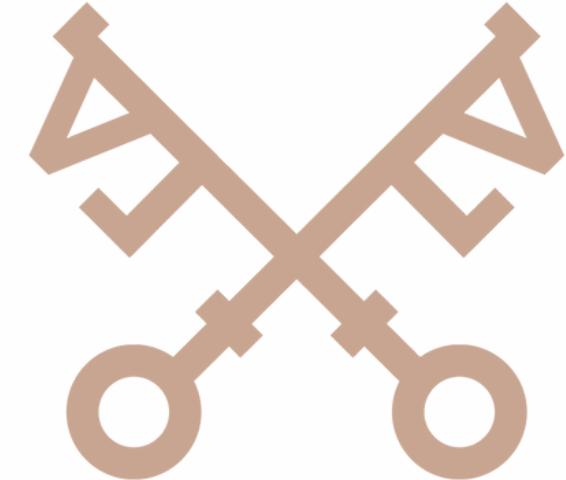




18 Monkswell Avenue  
Bolton-le-Sands

 lunevalley  
ESTATES.

## 18 MONKSWELL AVENUE, BOLTON-LE-SANDS



18 Monkswell Avenue, Bolton le Sands is an impressive and deceptively spacious four-bedroom home that has undergone a comprehensive renovation and transformation by the current owners, creating a stylish, modern and highly versatile property finished to an excellent standard throughout. Redesigned from top to bottom, the home now offers contemporary living across three floors, making it perfectly suited to families, buyers needing flexible space, or those looking for a move-in ready property with nothing left to do.

The ground floor provides a practical and highly functional base to the home. A welcoming herringbone entrance hall leads through to a hand utility area stocked with cabinetry and simple access to the properties water tank and other appliances. The main living accommodation is positioned on the first floor, where the renovation is immediately evident. A bright and spacious living room provides a comfortable and inviting setting for everyday life and entertaining, with ample room for seating and dining if desired. The modern kitchen has been thoughtfully redesigned with stylish cabinetry, quality work surfaces and integrated appliances, creating a practical yet attractive space at the heart of the home.



 **lunevalley**  
ESTATES.



Property Type:

*Detached*

Square Footage:

*1725 sqft*

Council Tax Band:

*D*

EPC Rating:

*TBC*

Tenure

*Freehold*

*Take a closer look...*

# Why Bolton-le-Sands?

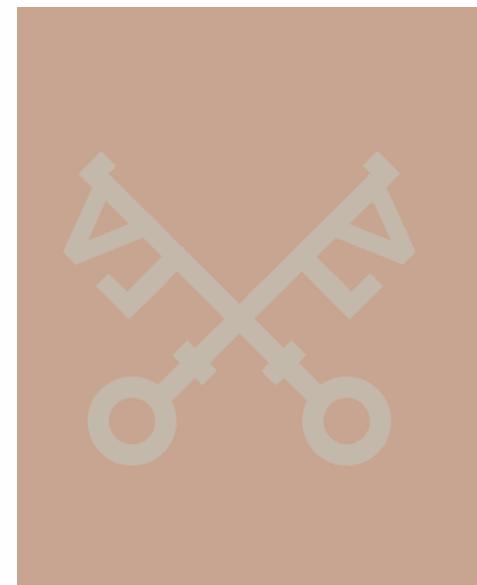
MONKSWELL AVENUE IS A WELL-REGARDED RESIDENTIAL LOCATION WITHIN THE POPULAR COASTAL VILLAGE OF BOLTON LE SANDS, KNOWN FOR ITS STRONG SENSE OF COMMUNITY AND CONVENIENT ACCESS TO LOCAL AMENITIES. THE VILLAGE OFFERS SHOPS, SCHOOLS AND EVERYDAY SERVICES, ALONG WITH SCENIC CANAL-SIDE AND COASTAL WALKS NEARBY. EXCELLENT TRANSPORT LINKS PROVIDE EASY ACCESS TO LANCASTER, MORECAMBE AND THE M6, MAKING IT AN IDEAL BASE FOR COMMUTERS AND FAMILIES ALIKE.

18 Monkswell Avenue, Bolton-le-Sands

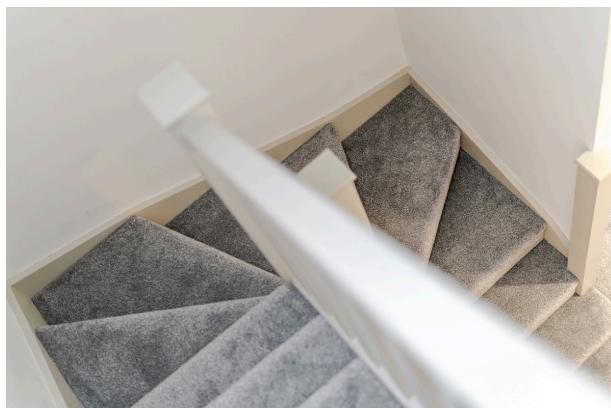


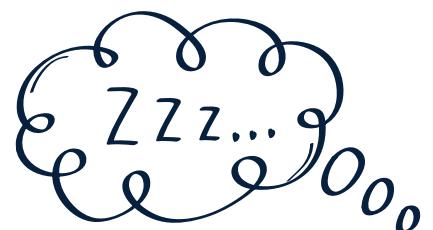
EXTERNALLY, THE PROPERTY HAS BEEN EQUALLY ENHANCED. THE REAR GARDEN HAS BEEN DESIGNED FOR EASE OF MAINTENANCE WHILE STILL PROVIDING EXCELLENT OUTDOOR SPACE, WITH A LARGE PAVED PATIO AREA PERFECT FOR ENTERTAINING, DINING AND RELAXING. THE LAYOUT OFFERS PRIVACY AND PRACTICALITY, MAKING IT IDEAL FOR BUSY HOUSEHOLDS.





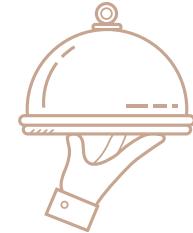








# WHERE CAN I FIND...



The Closest Schools?

Bolton-le-Sands CofE - 3 Minute  
Drive & 14 Minute Walk

The Local Shop?

Co-op - 2 Minute Drive & 9  
Minute Walk

A Delicious Meal?

Trung's Restaurant - 2  
Minute Drive & 13 Minute  
Walk



Somewhere Nice to Walk  
the Dog?

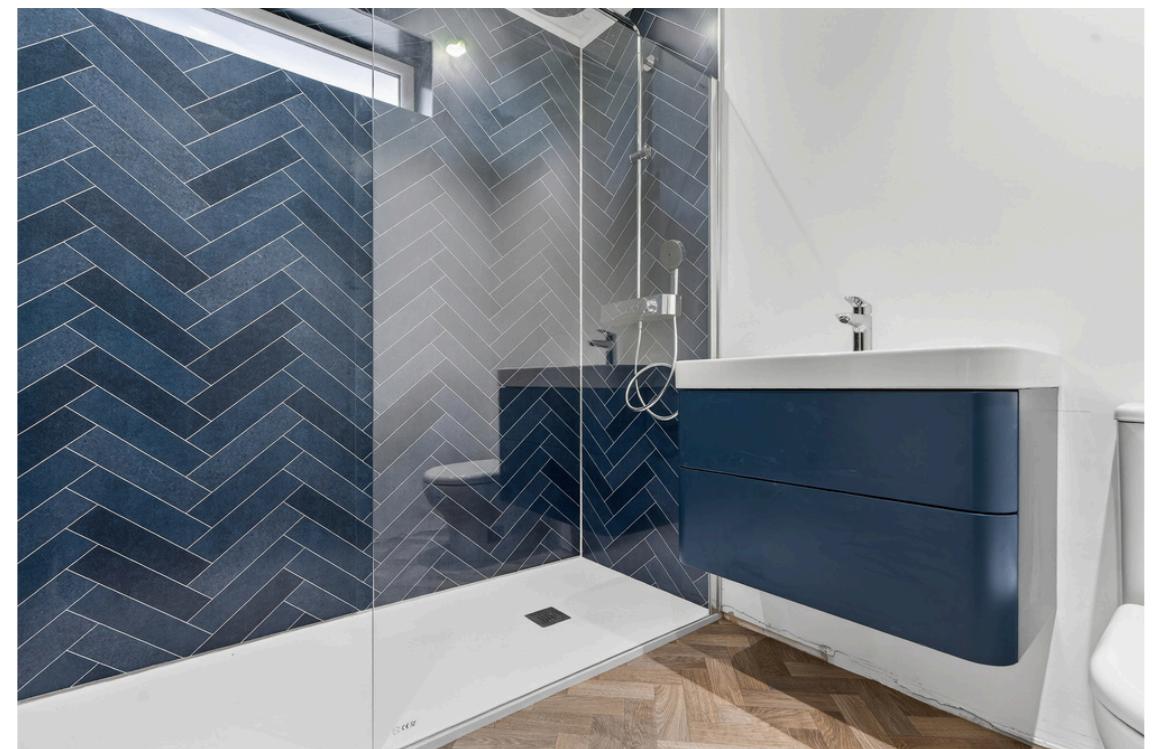
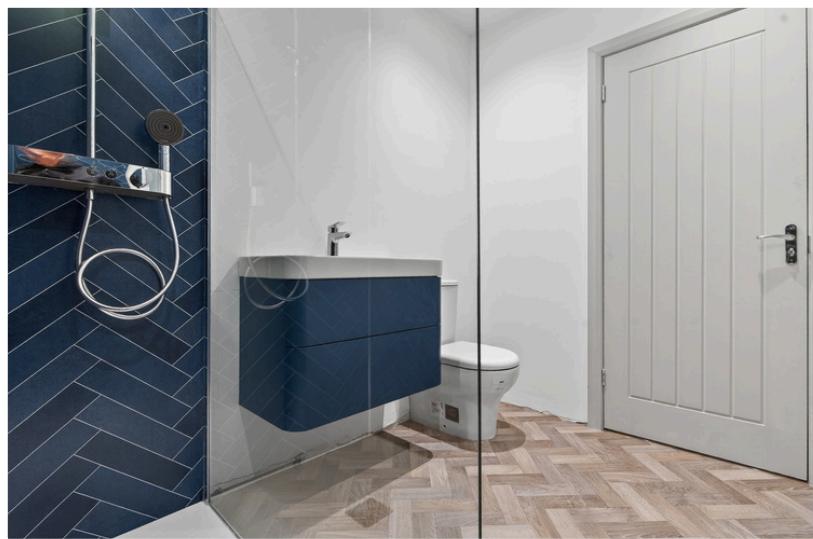
Morecambe Bay - 10 Minute  
Walk

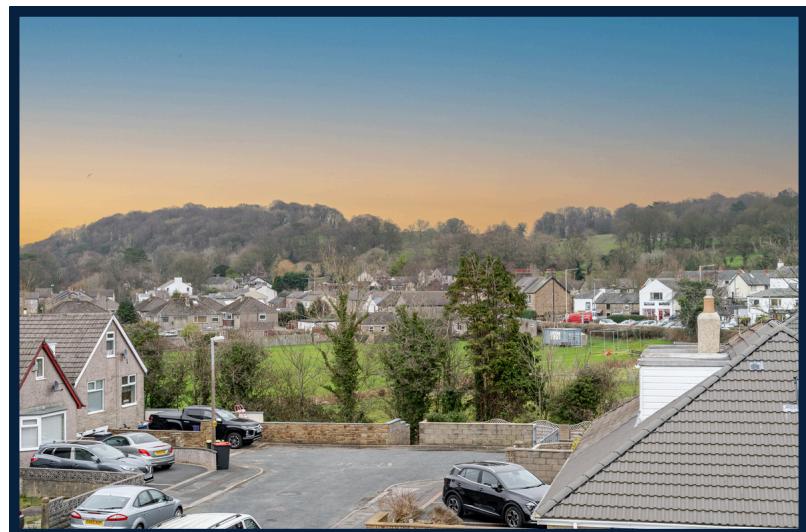
A Refreshing Pint?

The Blue Anchor - 2 Minute  
Drive & 11 Minute Walk

Closest Transport Links

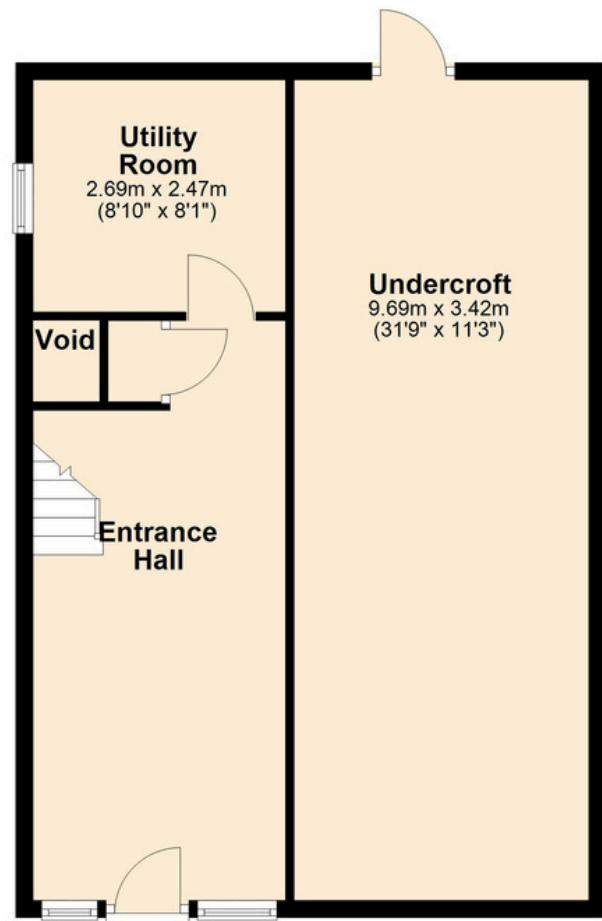
Bus - St Michaels Stop - 5  
Minute Walk  
Rail - Carnforth Station - 7  
Minute Drive





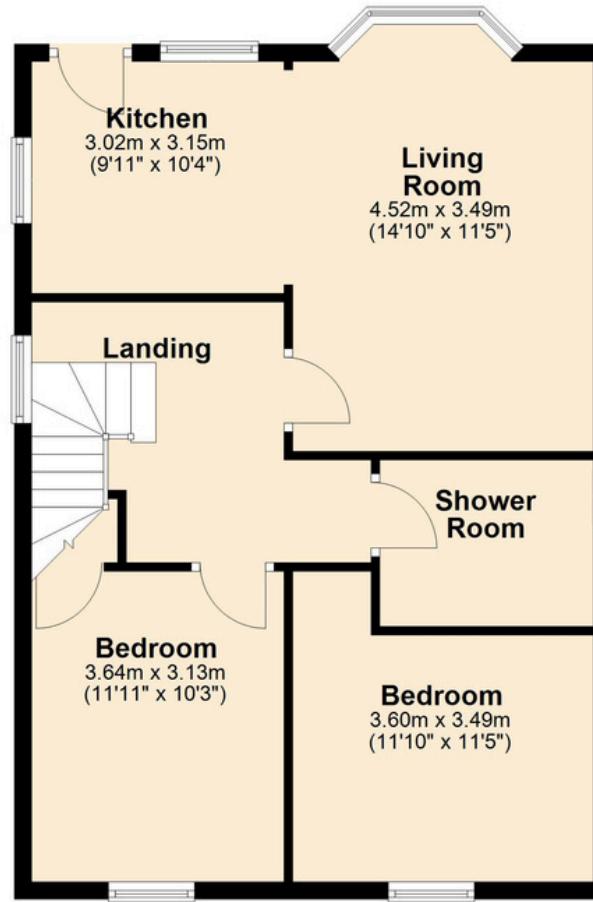
## Ground Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



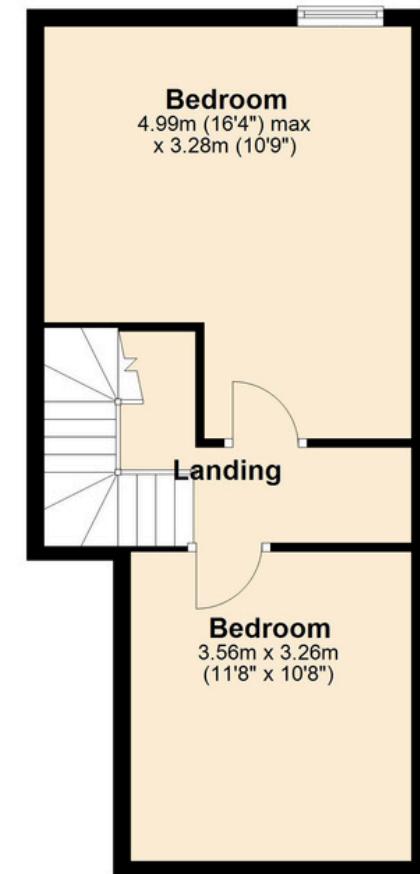
## First Floor

Approx. 64.8 sq. metres (697.2 sq. feet)

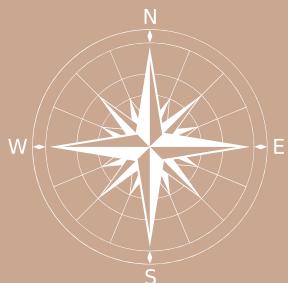


## Second Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 160.3 sq. metres (1725.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

18 Monkswell Avenue  
Bolton-le-Sands

18 Monkswell Avenue, Bolton-le-Sands, LA5 8JY



//zaps.weeps.country

 lunevalley  
ESTATES.

015242 56625 | [team@lunevalleyestates.com](mailto:team@lunevalleyestates.com) | [www.lunevalleyestates.com](http://www.lunevalleyestates.com)