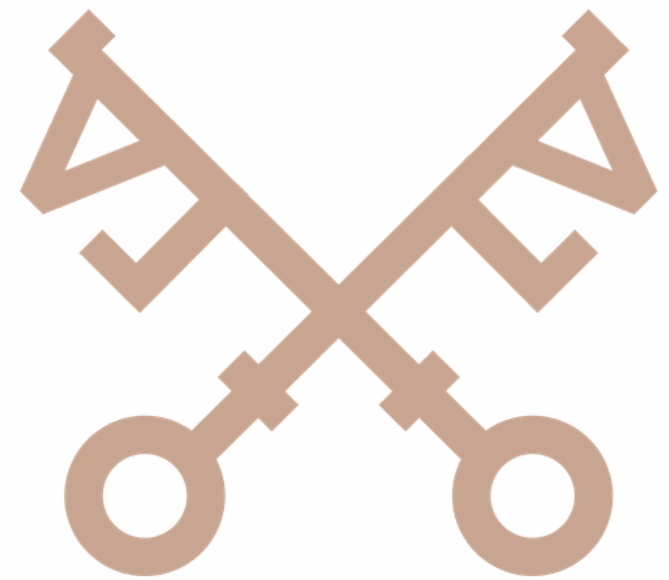




St Margaret's Road, Bolton le Sands

 **lunevalley**
ESTATES.

3 ST MARGARET'S ROAD



Situated in the ever-popular village of Bolton-le-Sands, this detached two-bedroom bungalow offers well-proportioned accommodation, a practical layout and the convenience of single-level living. Benefiting from a brand-new Indian stone driveway, a contemporary new shower room and redecoration throughout, the property presents a fresh and welcoming home ready for its next chapter. With a garage, generous off-street parking and an enclosed, low-maintenance rear garden, this is a home with plenty to offer a range of buyers.

Carnforth is just a short drive away and provides further shopping facilities, everyday services and a railway station, with connections to Lancaster and beyond. Lancaster offers a broader choice of shops, restaurants, leisure facilities and cultural attractions, together with secondary schools and higher education facilities.

Property Type:

*Detached
Bungalow*

Square Footage:

883 sqft

Council Tax Band:

C

EPC Rating:

D

Tenure

Freehold

Take a closer look...





Why Bolton le Sands?

BOLTON-LE-SANDS IS A POPULAR AND WELL-ESTABLISHED VILLAGE ON THE LANCASHIRE COAST, IDEALLY POSITIONED BETWEEN THE HISTORIC CITY OF LANCASTER AND THE MARKET TOWN OF CARNFORTH. COMBINING A WELCOMING VILLAGE ATMOSPHERE WITH A RANGE OF EVERYDAY AMENITIES, IT OFFERS AN APPEALING SETTING FOR THOSE SEEKING A BALANCE OF VILLAGE LIFE, COUNTRYSIDE AND COASTAL LIVING.

THE VILLAGE PROVIDES A SELECTION OF LOCAL SHOPS, CAFÉS, TRADITIONAL PUBS AND RESTAURANTS, ALONGSIDE A PRIMARY SCHOOL, COMMUNITY FACILITIES AND PLEASANT WALKS ALONG THE LANCASTER CANAL AND TOWARDS THE COASTLINE OF MORECAMBE BAY. THE SURROUNDING AREA OFFERS PLENTY OF OPPORTUNITIES TO ENJOY THE OUTDOORS, WITH THE BEAUTIFUL LANDSCAPES OF THE ARNSIDE & SILVERDALE NATIONAL LANDSCAPE AND THE WIDER LUNE VALLEY WITHIN EASY REACH.

St Margaret's Road





STEPPING INSIDE, THE ENTRANCE HALLWAY PROVIDES ACCESS TO THE ACCOMMODATION, WITH A LIGHT AND AIRY FEEL RUNNING THROUGHOUT. TO THE LEFT, THE KITCHEN IS FITTED WITH A RANGE OF WALL AND BASE UNITS COMPLEMENTED BY TASTEFUL TILING, AN INTEGRATED ELECTRIC OVEN AND HOB, AND SPACE FOR FREESTANDING APPLIANCES. THERE IS ALSO ROOM FOR A SMALL DINING TABLE, MAKING THIS A PRACTICAL EVERYDAY SPACE, WHILE A USEFUL REAR PORCH PROVIDES ADDITIONAL STORAGE AND ACCESS TO THE GARDEN. POSITIONED TO THE FRONT OF THE BUNGALOW, THE LIVING ROOM IS A WELCOMING SPACE WITH A FEATURE FIREPLACE AND DUAL-ASPECT WINDOWS, INCLUDING A BAY WINDOW OVERLOOKING THE FRONT GARDEN. THE NATURAL LIGHT AND NEUTRAL DÉCOR CREATE A PLEASANT SETTING FOR RELAXING OR ENTERTAINING, WITH PLENTY OF SCOPE TO MAKE THE SPACE YOUR OWN.





FOR COMMUTERS AND THOSE TRAVELLING FURTHER AFIELD, THE A6 PROVIDES CONVENIENT ROAD LINKS THROUGH THE AREA, WITH ACCESS TO THE M6 MOTORWAY NEARBY. REGULAR BUS SERVICES ALSO CONNECT THE VILLAGE WITH LANCASTER, CARNFORTH AND SURROUNDING COMMUNITIES.

WITH ITS ATTRACTIVE VILLAGE SETTING, USEFUL LOCAL AMENITIES AND EXCELLENT ACCESS TO THE SURROUNDING COAST AND COUNTRYSIDE, BOLTON-LE-SANDS REMAINS A SOUGHT-AFTER LOCATION FOR A VARIETY OF BUYERS, FROM THOSE LOOKING TO SETTLE INTO VILLAGE LIFE TO ANYONE SEEKING A WELL-CONNECTED HOME IN THIS APPEALING CORNER OF LANCASHIRE.









Zzz...o_o



WHERE CAN I FIND...



The Closest Schools?

Bolton le Sands Primary School -
4 Minute Drive or 22 Minute Walk
Carnforth High School - 7 Minute
Drive



Somewhere Nice to Walk the Dog?

The Shore - 8 Minute Walk
Thwaite Brow Woods - 7
Minute Walk



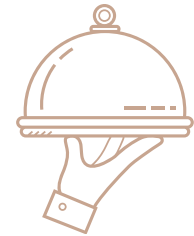
The Local Shop?

Co-op Food - 13 Minute Walk



A Refreshing Pint?

The Royal Hotel - 7 Minute Walk



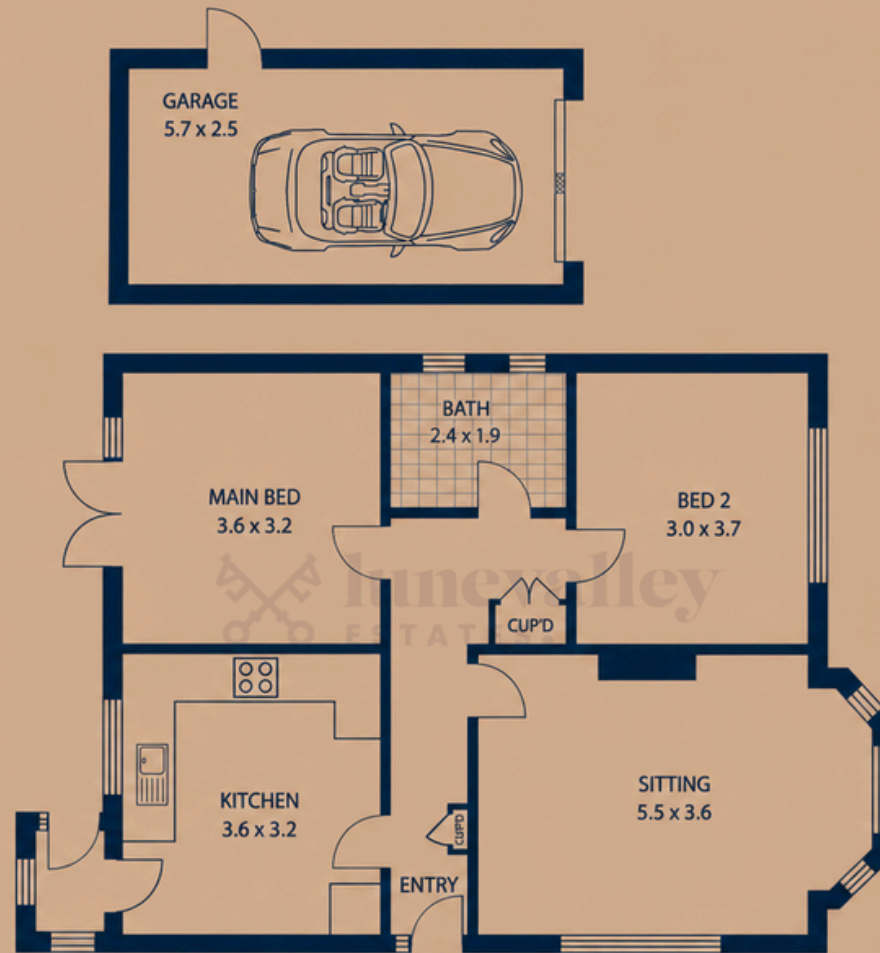
A Delicious Meal?

Trung's Restaurant - 8
Minute Walk



Closest Transport Links

Bus Stop - 3 Minute Walk
Carnforth Train Station - 5
Minute Drive



3 St Margaret's Road, Bolton Le Sands LA5 8EN

INTERNAL AREA = 82.0 SQ.M - 883 SQ.FT

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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.

*3 St Margaret's Road,
Bolton le Sands,*

LA5 8EN



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