



Montswell Avenue

BOLTON LE SANDS



MONKSWELL AVENUE



Welcome to Monkswell Avenue - nestled in the sought-after village of Bolton le Sands, this charming two-bedroom detached property presents an enticing canvas to create your perfect family home.

As you approach, you are greeted by the convenience of off-street parking for three vehicles, ensuring hassle-free access. A glance to the left reveals access to the undercroft garage space, providing additional storage or parking options.

Stepping through the front door, you are welcomed into a spacious entrance hall, offering a warm invitation into the heart of the home. To the left, discover two comfortably sized bedrooms, providing ample space for relaxation or creativity. To the right lies the inviting lounge area, promising cosy evenings and cherished moments with loved ones. Directly ahead, the hallway leads to the family bathroom and the kitchen/diner, where culinary delights await to be crafted and shared.

The loft, currently accessed via pull-down ladder, has been fully boarded out and offers yet another opportunity to enhance this property and create further living space.





Take a closer look...



Property Type:

Detached Bungalow

Square Footage:

931 sqft

Council Tax Band

D

EPC Rating

D

Tenure

Freehold

Why Bolton le Sands?



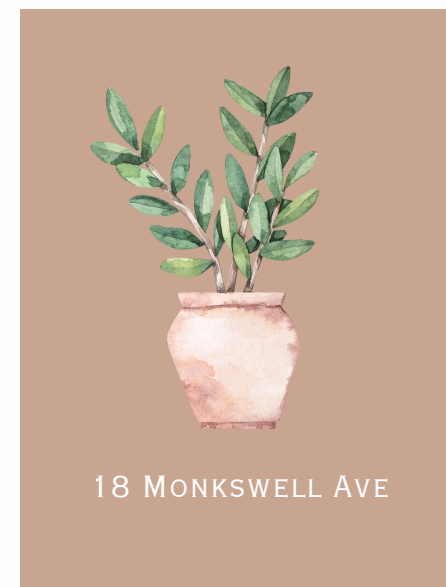
NESTLED IN THE PICTURESQUE COUNTRYSIDE OF LANCASHIRE, BOLTON LE SANDS AND ITS NEIGHBOURING TOWN OF CARNFORTH EXUDE A TIMELESS CHARM, OFFERING A DELIGHTFUL BLEND OF AMENITIES, ATTRACTIONS, AND EXCELLENT TRANSPORT LINKS.

AT THE HEART OF BOLTON LE SANDS LIES A VIBRANT COMMUNITY SPIRIT, WHERE RESIDENTS AND VISITORS ALIKE ARE WELCOMED BY A HOST OF AMENITIES CATERING TO EVERYDAY NEEDS. FROM QUAIN CAFES AND TRADITIONAL PUBS SERVING HEARTY FARE TO LOCAL SHOPS AND SUPERMARKETS STOCKING ESSENTIALS, THE TOWN ENSURES CONVENIENCE AT EVERY TURN. WHETHER IT'S PICKING UP GROCERIES, OR ENJOYING A LEISURELY COFFEE WITH FRIENDS, BOLTON LE SANDS PROVIDES ALL THE COMFORTS OF MODERN LIVING IN A SERENE COUNTRYSIDE SETTING.

FOR THOSE SEEKING LEISURE AND RECREATION, BOLTON LE SANDS BOASTS AN ARRAY OF ATTRACTIONS TO EXPLORE. NATURE ENTHUSIASTS CAN DELIGHT IN THE SCENIC BEAUTY OF MORECAMBE BAY, WHERE EXPANSIVE SANDS AND TRANQUIL WATERS PROVIDE THE PERFECT BACKDROP FOR COASTAL WALKS, BIRDPWATCHING, OR SIMPLY SOAKING IN BREATHTAKING SUNSETS. ADDITIONALLY, THE NEARBY ARNSIDE AND SILVERDALE AREA OF OUTSTANDING NATURAL BEAUTY OFFERS OPPORTUNITIES FOR HIKING, WILDLIFE SPOTTING, AND EXPLORING RUGGED LANDSCAPES TEEMING WITH FLORA AND FAUNA.

Bolton le Sands Village





18 MONKSWELL AVE



PARKING



GARDEN



Venturing outside, the rear garden unfolds, offering a generous expanse of private outdoor space bathed in the warmth of the southern sun. Here, opportunities abound for outdoor entertainment, gardening endeavours, or simply basking in tranquil moments.

With a touch of cosmetic enhancement, you have the chance to infuse your unique style and preferences, transforming this dwelling into a true reflection of your family's aspirations and lifestyle. Nestled within Bolton le Sands, residents of Monkswell Avenue enjoy proximity to a range of local amenities, ensuring convenience at every turn. From charming cafes and restaurants to essential shops and supermarkets, daily necessities are easily within reach.





WHERE CAN I FIND...



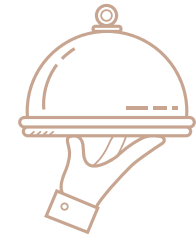
The Closest School?

Bolton le Sands C of E Primary School is just 0.6 miles away.



The Local Shop?

Bolton le Sands Co Op is just 0.4 miles from your doorstep.



A Delicious Meal?

Far Pavillion and it's fabulous menu awaits you, only 0.3 miles away.



Somewhere Nice to Walk the Dog?

The Shore can be accessed via St Michaels Lane, only 0.2 miles from your home.



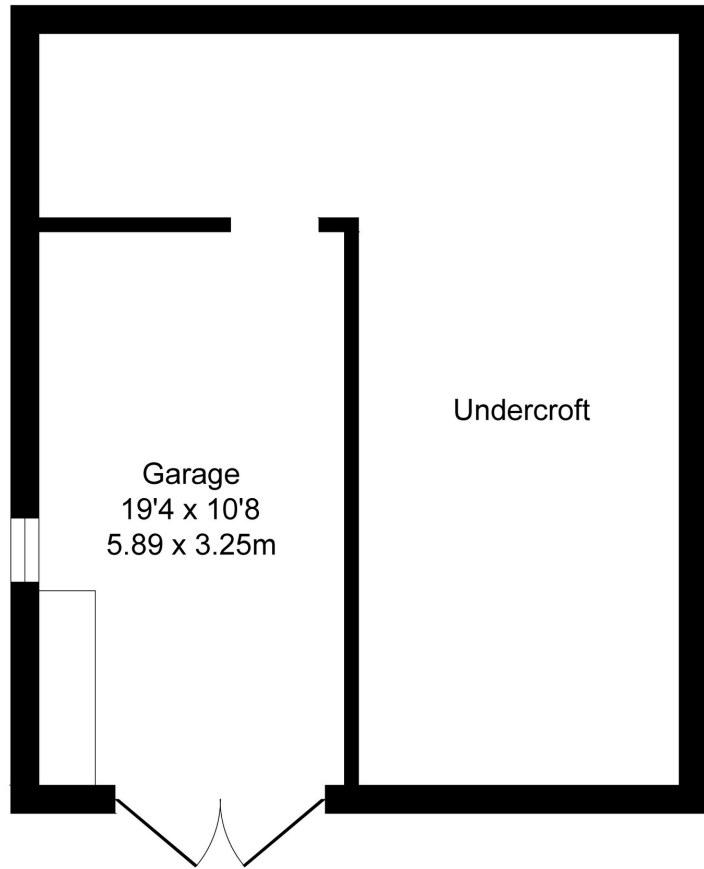
A Refreshing Pint?

The Royal Hotel is just 0.6 miles away, you could walk home in under 15 minutes!

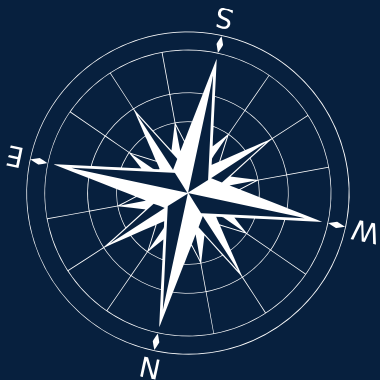
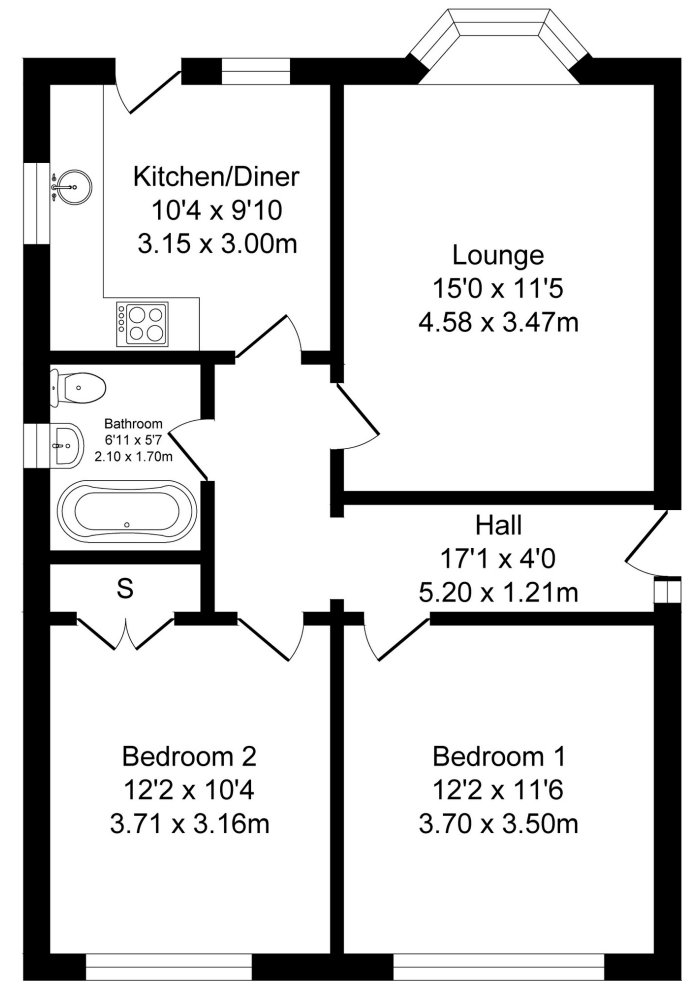


Your Local Property Experts?

Our office is a 13 minute drive away - pop in to say hello, anytime!



Innevalley
 ESTATES.



Total Floor Area: 931 sq ft (86.5 sq.m) approx.

First Floor: 725 sq.ft (67.4 sq.m) approx.

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.





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