



# 4 Greenwood Avenue

Bolton Le Sands





 lunevalley  
ESTATES.



# 1 Greenwood Avenue

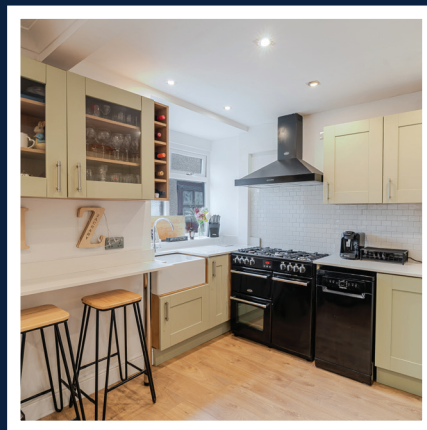


Tucked away in one of the area's most desirable villages, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern family living and traditional charm. From the moment you arrive, you'll see why this property is such a wonderful opportunity for those searching for more than just a house — but a home where memories are made.



The home immediately sets a welcoming tone with its attractive frontage, private driveway and garage, offering plenty of space for family vehicles. Step through the front door and you are greeted by a sense of warmth and light.

This is more than just a property — it's a lifestyle. It's the excitement of watching the children play safely in the garden, the joy of gathering friends around the table, and the comfort of knowing you're part of a supportive, welcoming community. If you're looking for a spacious, practical and lovingly maintained family home in a location that offers everything from excellent schools to outstanding natural beauty, then this home in Bolton Le Sands could be exactly what you've been waiting for.



3 BEDS



1 BATH

- Sea views from principle bedroom & dining room!
- Open plan kitchen/dining space, great for growing families to enjoy.
- Modern bathroom with underfloor heating.
- Off-street parking & detached garage.





Take a closer look...

Property Type:

*Semi-Detached*

Square Footage:

*111.8 sqft*

Council Tax Band:



EPC Rating:



Tenure:

*Freehold*

## Why Bolton Le Sands?



Bolton Le Sands has long been regarded as one of the area's most family-friendly villages. The highly regarded primary school is just a short walk away, and older children have easy access to excellent secondary schools in nearby Lancaster. The village itself offers a fantastic sense of community, with independent shops, traditional pubs, and friendly cafés all adding to its charm.

Families will also love the abundance of outdoor space right on the doorstep. From riverside and canal walks, to nearby beaches along Morecambe Bay, to countryside adventures in the rolling hills beyond — weekends are filled with opportunity. For commuters, the village is ideally placed, with quick access to Lancaster, Carnforth, and the M6, making journeys to Preston, Kendal, or the Lake District wonderfully straightforward.





## The Garden



Perhaps the greatest joy of this home is the garden. Stretching out generously to the rear, it offers a safe and secure environment for children to run, play, and explore. With space for swings, slides, and football nets, it's a garden that has been cherished as a place of fun and adventure.

For parents, it's also an inviting spot for summer barbecues, evening drinks, and long afternoons spent outdoors together.



*Garage*



*Parking*



*Garden*







## The Bedrooms



Three well-proportioned bedrooms. The master bedroom is spacious and light, a calm sanctuary at the end of the day. The second bedroom is equally generous, while the third is currently used as a nursery — but could easily serve as a child's room, home office, or study space as your family grows and changes.





# Kitchen & Dining Room



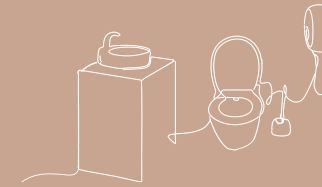
To the rear lies the heart of the home a bright and modern open-plan kitchen, dining and living area. This versatile space has been thoughtfully designed with family life in mind. Whether it's cooking while the children do homework at the table, enjoying family breakfasts together, or hosting friends for dinner, it's a room that truly brings everyone together.







## The Bathroom

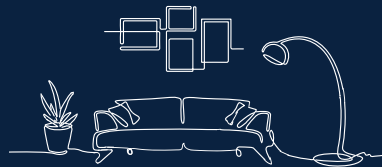


The family bathroom is both stylish and practical, featuring a sleek modern suite with bath and a separate walk-in shower — perfect for the morning rush or a long soak in the evening.





# The Lounge



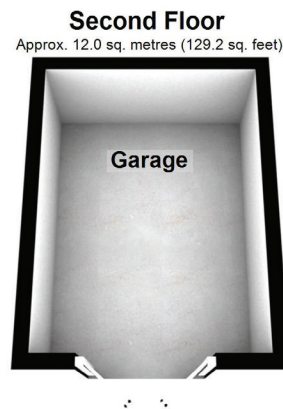
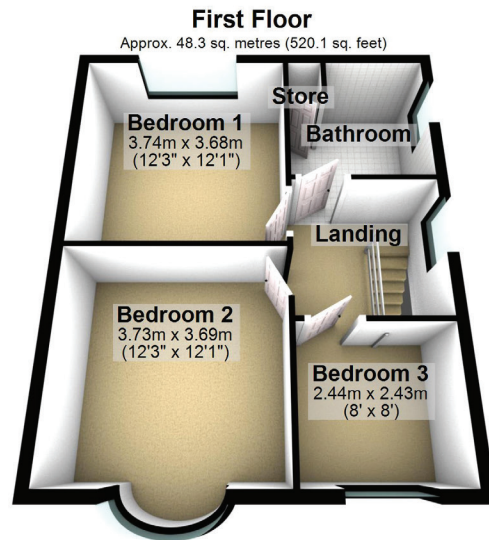
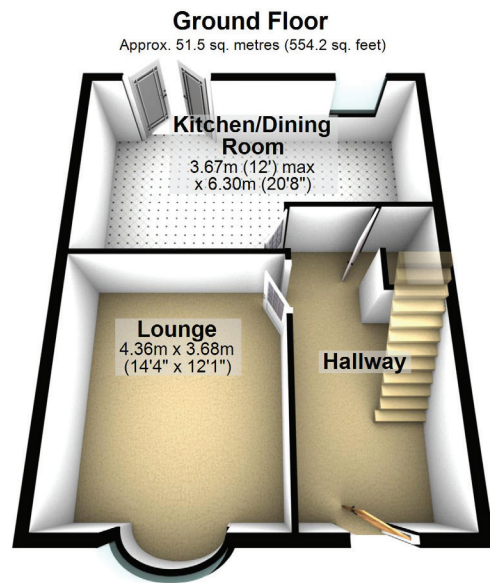
The bay-fronted lounge provides a cosy yet spacious retreat — ideal for family movie nights, quiet evenings curled up with a book, or a place for the children to play while still being close at hand.



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**Total Area: 111.8 sq. metres (1203.5 sq. feet)**



## About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”







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