



Lyne Road

BOLTON-LE-SANDS



64 SLYNE ROAD



The current owners have cherished this home for 20 years, raising a family and enjoying the area's many benefits. The house has been extended to offer generous living accommodation, featuring delightful touches and a lovely finish throughout. Upon entering, a spacious and bright hallway with brand new wood-effect flooring leads to the separate living room, dining room, and breakfast kitchen. The living room, with its fabulous bay window, is bathed in natural light and features a beautiful multi-fuel burner, perfect in the cosy winter months. The dining room is ample in size, with sliding patio doors to the rear, providing access to the extensive garden. The modern breakfast kitchen, part of the Linda Barker range, includes a CDA halogen hob, a Beko fan-assisted oven, and a pantry for extra storage.



 **lunevalley**
ESTATES.



Take a closer look...



Property Type:

Semi-Detached

Square Footage:

1366 sqft

Council Tax Band:

D

EPC Rating:

tbc

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, BIRDWATCHING, 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





PARKING



GARDEN



THE EXTERIOR OF THE PROPERTY IS EQUALLY IMPRESSIVE. THE FRONT GARDEN, ADORNED WITH MATURE SHRUBS, COMPLEMENTS A LARGE DRIVEWAY WHICH PROVIDES OFF-STREET PARKING FOR MULTIPLE VEHICLES. THE EXTENSIVE REAR GARDEN IS A TRUE HIGHLIGHT, OFFERING A COUNTRYSIDE FEEL WITH CONTEMPORARY ZONING, CONSISTING OF MATURE SHRUBS, FLOWERS, A POND, AND A SPACIOUS OUTHOUSE OFFERING VERSATILITY - PERHAPS A GYM, OUTDOOR BAR, OR PLAYHOUSE! THERE ARE ALSO TWO FULLY PLUMBED AND WIRED WORKSHOPS. THIS GARDEN IS IDEAL FOR FAMILIES, WITH A PATIO AREA FOR RELAXING, GARDEN SPACE FOR PLAY, AND A MAGICAL WELL-ESTABLISHED POND, MAKING IT THE PERFECT SANCTUARY FOR ANY BUYER.

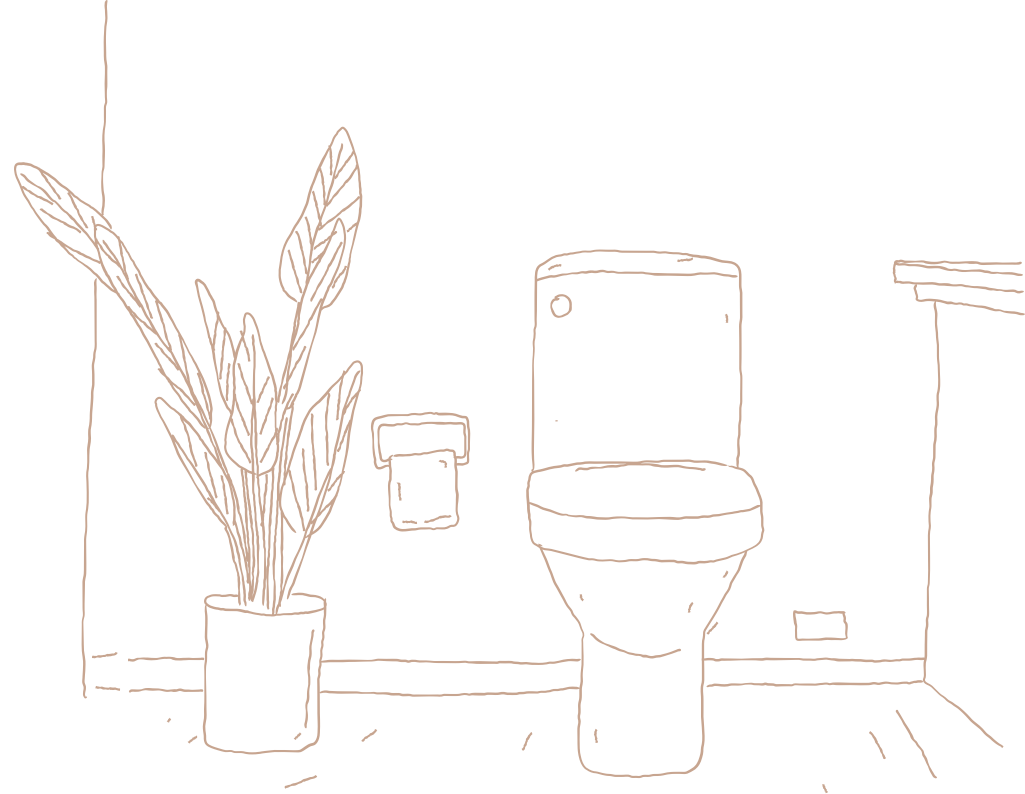




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WHERE CAN I FIND...



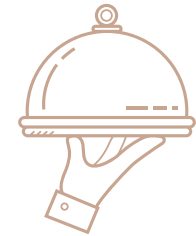
The Closest School?

Bolton Le Sands C of E Primary School is found just 0.9 miles away.



The Local Shop?

Co-Op is just 0.9 miles from your doorstep. Great for those essentials!



A Delicious Meal?

Slyne Lodge and it's cosy atmosphere await you, just 0.6 miles away.



Somewhere Nice to Walk the Dog?

Access to the shore is found only 1.5 miles away for a lovely stroll along the beach!



A Refreshing Pint?

The Cross Keys is just around the corner 0.8 miles, you could be back home in under 5 minutes!

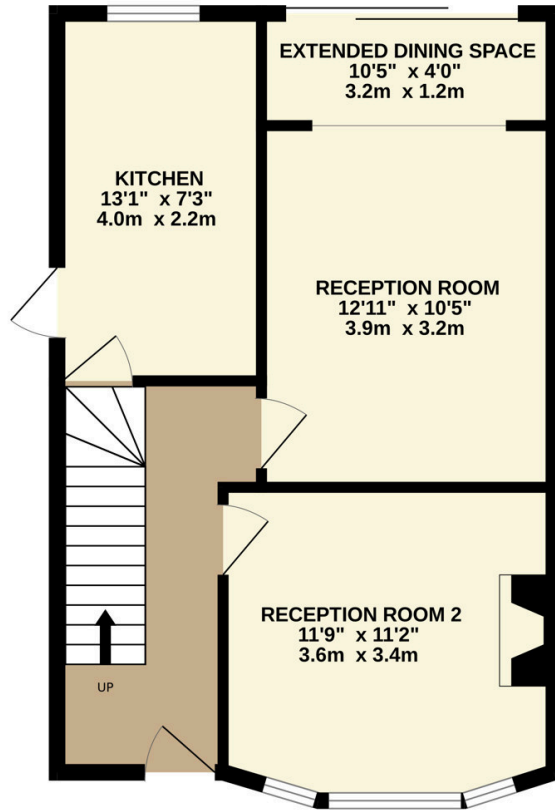
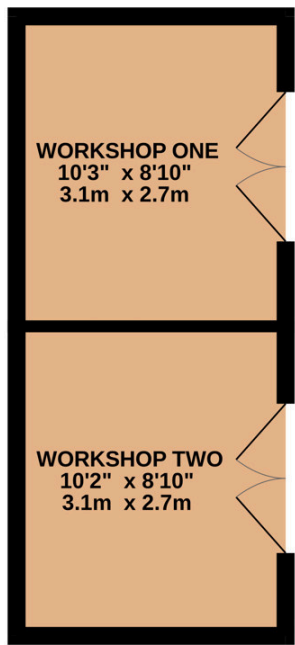


Your Local Property Experts?

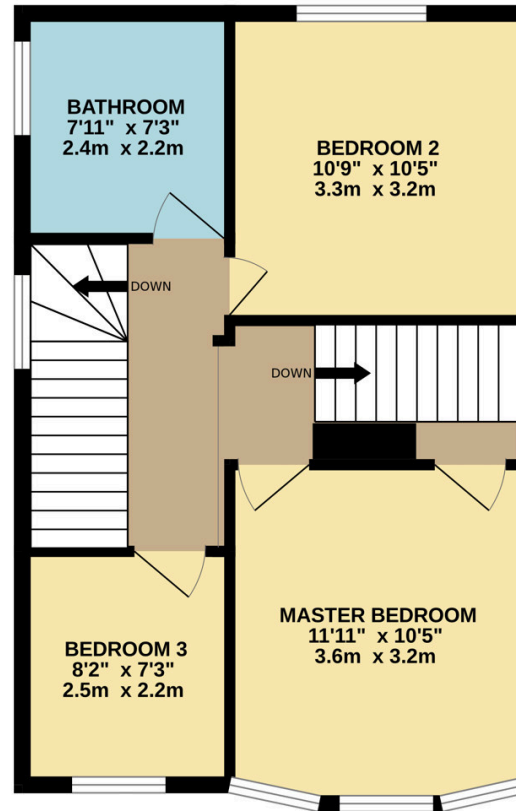
Our office is a 10 minute drive away - pop in to say hello, anytime!



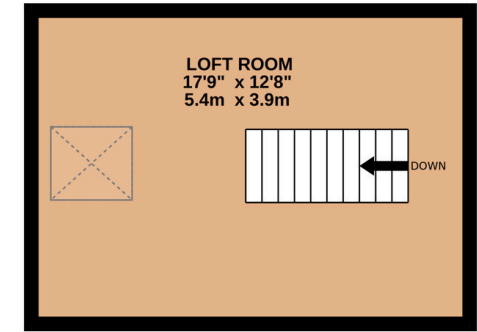




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Total Floor Area: 1366 sq ft (126.9 sq.m) approx.

Ground Floor: 662 sq.ft (61.5 sq.m) approx.

First Floor: 480 sq.ft (44.6 sq.m) approx.

Second Floor: 224 sq.ft (20.8 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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