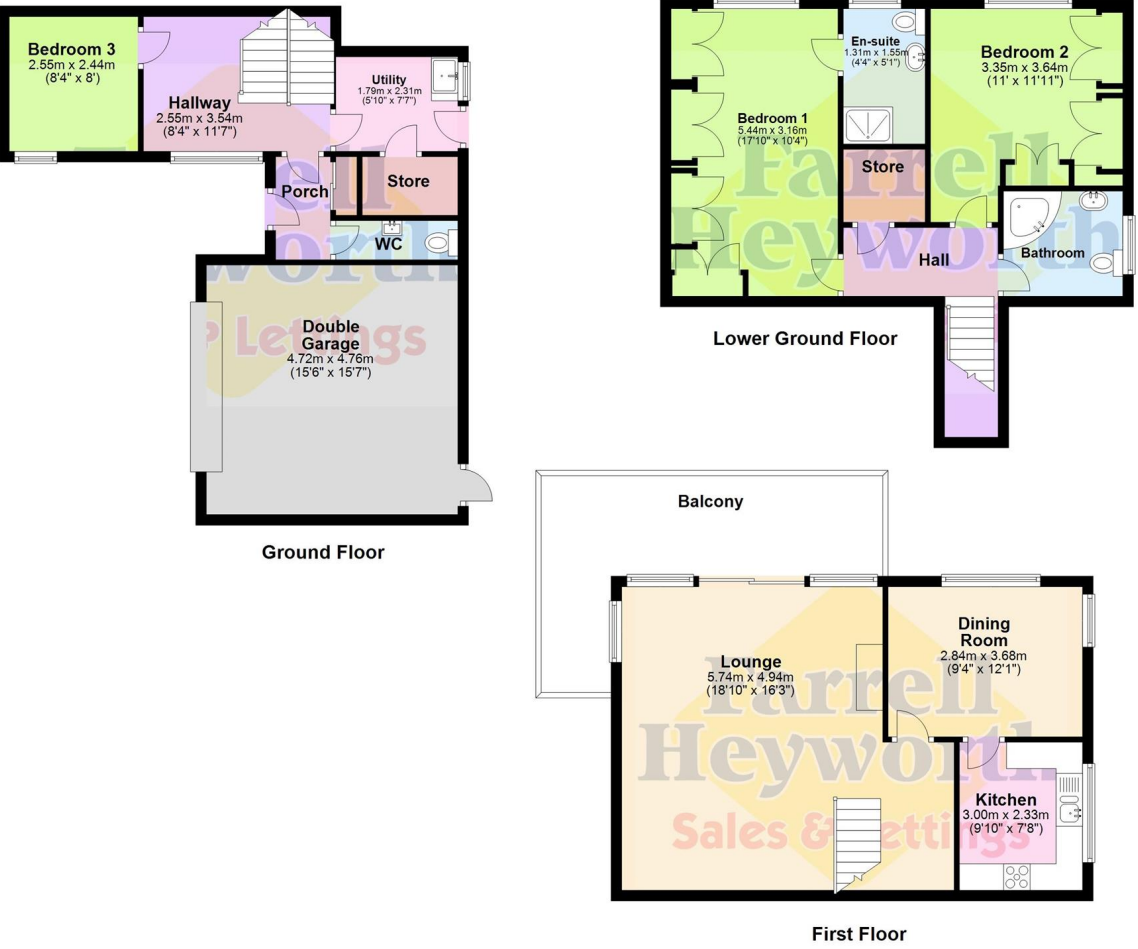


£650,000 Ash Tree Grove, Bolton Le Sands, Carnforth LA5



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Fabulous Three Bedroom Detached Canalside Home In Bolton Le Sands**
- **Set Over Three Floors, Spacious Lounge, Fitted Kitchen, WC,**
- **Three Bedrooms, En Suite To Master, Driveway & Double Garage**
- **Canalside Location, Amazing Rear Garden, Balcony**



**Carnforth
18 New Street
Lancaster LA1 1EG**

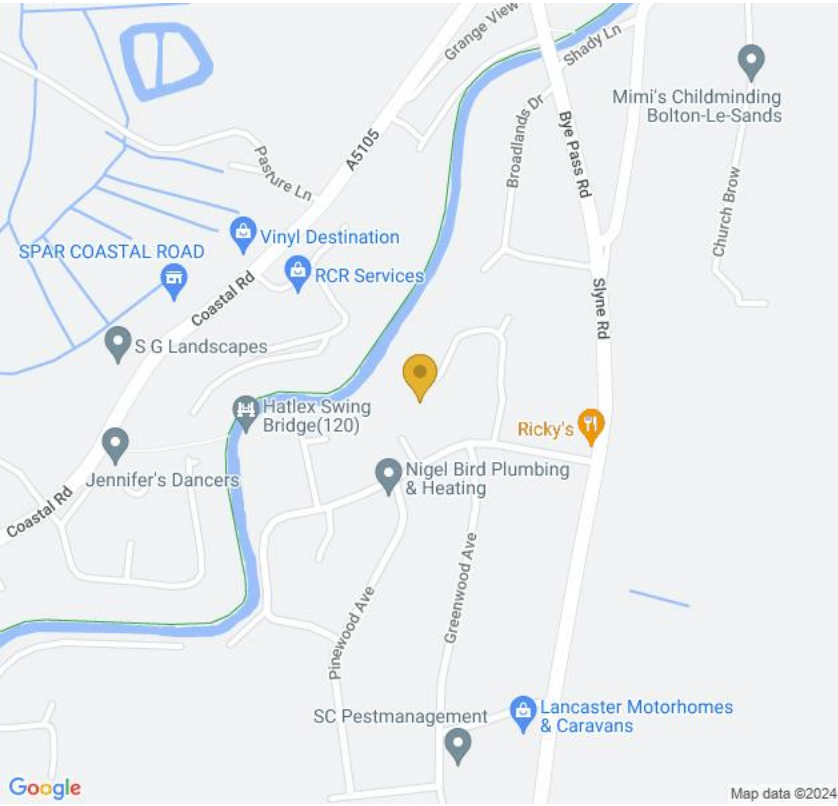
**Tel: 01524 736777
Email: carnforth@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/carnforth>**

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



We are pleased to present to the market this stunning, spacious, beautifully appointed three bedroom detached family home with an envious canalside location in Bolton Le Sands.

Internally, the accommodation comprises a light and airy entrance hallway, WC, bedroom which is currently being used as an office and a utility area.

Stairs lead to the lower ground floor with two further double bedrooms with en-suite to the master and a family bathroom.

To the first floor is a spacious lounge overlooking the amazing rear garden with a wrap-around-balcony with fabulous views. There is a good size dining room and a family kitchen with integrated appliances.

The property is set on a substantial plot with a well maintained rear garden which flows down to the canalside decking area.

There is a driveway and double garage.

Viewing is highly recommended.

Tenure: Freehold
Council Tax: Band F





