



95 Sunnybank Road

Bolton-Le-Sands, LA5 8HS

Price £165,000

95 Sunnybank Road

Bolton-Le-Sands

This two bedroom split level bungalow offers a fantastic opportunity for those seeking a full renovation project in a highly sought-after location. For the buyers that are wanting to make a house a home or for the investors looking to add to their portfolio, this could potentially be the property you have been waiting for. Although in need of a full renovation, 95 Sunnybank Road boasts great potential. The good sized rooms and prime location makes this a must see and shouldn't be missed.

Upon entry, you are greeted by a bright and airy living room, with ample natural light that benefits from the partially open plan kitchen diner. Through the hallway, the property boasts two good-sized bedrooms, including a main bedroom with built in wardrobes and a second double bedroom. Currently the property benefits from a family bathroom.

Outside, there is off-street parking provided by the driveway and the integral garage and a rear garden that is majority laid to lawn with a paved pathway, this would be perfect for relaxing or entertaining in warmer months.

This home is ideal for those seeking a full renovation property in a well-connected and well sought after area, whether you're stepping onto the property ladder, looking to downsize or looking for an investment.





Location

Set in a quiet residential location in the heart of this much sought after village of Bolton-le-Sands, 95 Sunnybank Road is extremely well positioned for those wishing to travel into Lancaster. The property is also ideally located for commuting further afield with the M6 J35 being a short drive away and Carnforth being 2.2 miles away. Bolton-le-Sands Church of England Primary School, in the village, which is within walking distance, was deemed 'outstanding' by Ofsted. The property is also in the catchment area for the well respected Ripley St Thomas secondary school in Lancaster and both the girls and boys Grammar Schools.

Bolton-le-Sands has a busy high street of independent shops and services with supermarket shopping at Booths, Tesco, Aldi and the Co-op. There are some great walks right from the door with both Lancaster Canal and the sea front offering wonderful routes for walking, running and cycling.

Directions

what3words ///sideboard.preoccupied.quirky
Use the postcode LA5 8HS on Sat Nav with reference to the directions below:

If you are travelling north from Morecambe down Coastal Road, you eventually will arrive at the traffic lights at the brow of the hill, bear left onto By-pass Road. At your next set of lights, take a left onto St Michaels Lane, continue the road round the bend and take your fourth right onto Sunnybank Road. No. 95 will be on your right hand side with the blue garage door.

Services

Mains electricity, gas, water and drainage. Hot water boiler in the storage cupboard in the hallway.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Tenure

Freehold

Local Authority charges

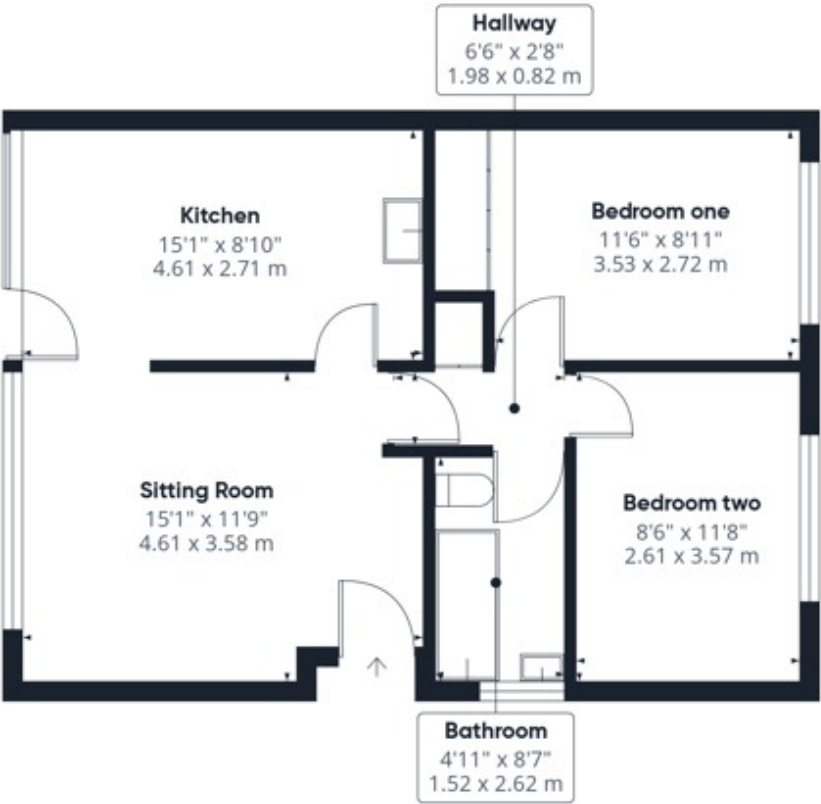
Lancaster City Council – Council Tax band B

Guide price

£165,000







Floor 1 Building 1



Approximate total area^m

755 ft²
70.2 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.