



## 3 Tall Trees, Main Road

Bolton le Sands

Looking for a home in a village setting? This property offers access to local shops, Morecambe Bay, and Lancaster Canal, with easy travel to Lancaster, Morecambe, and the M6 for work or leisure.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two double bedrooms, including a master with an en-suite shower room
- Open-plan kitchen, dining, and lounge area with patio doors
- Modern fitted kitchen with integrated appliances
- Contemporary main bathroom with a three-piece suite
- Private courtyard offering outdoor space
- Internal storage cupboards for added convenience
- Allocated parking space
- Well-maintained communal areas within a private complex







### **GARDEN**

Small private South East facing patio to the rear of the property

### **SECURE GATED**

1 Parking Space

Private Parking

### **ALLOCATED PARKING**

1 Parking Space

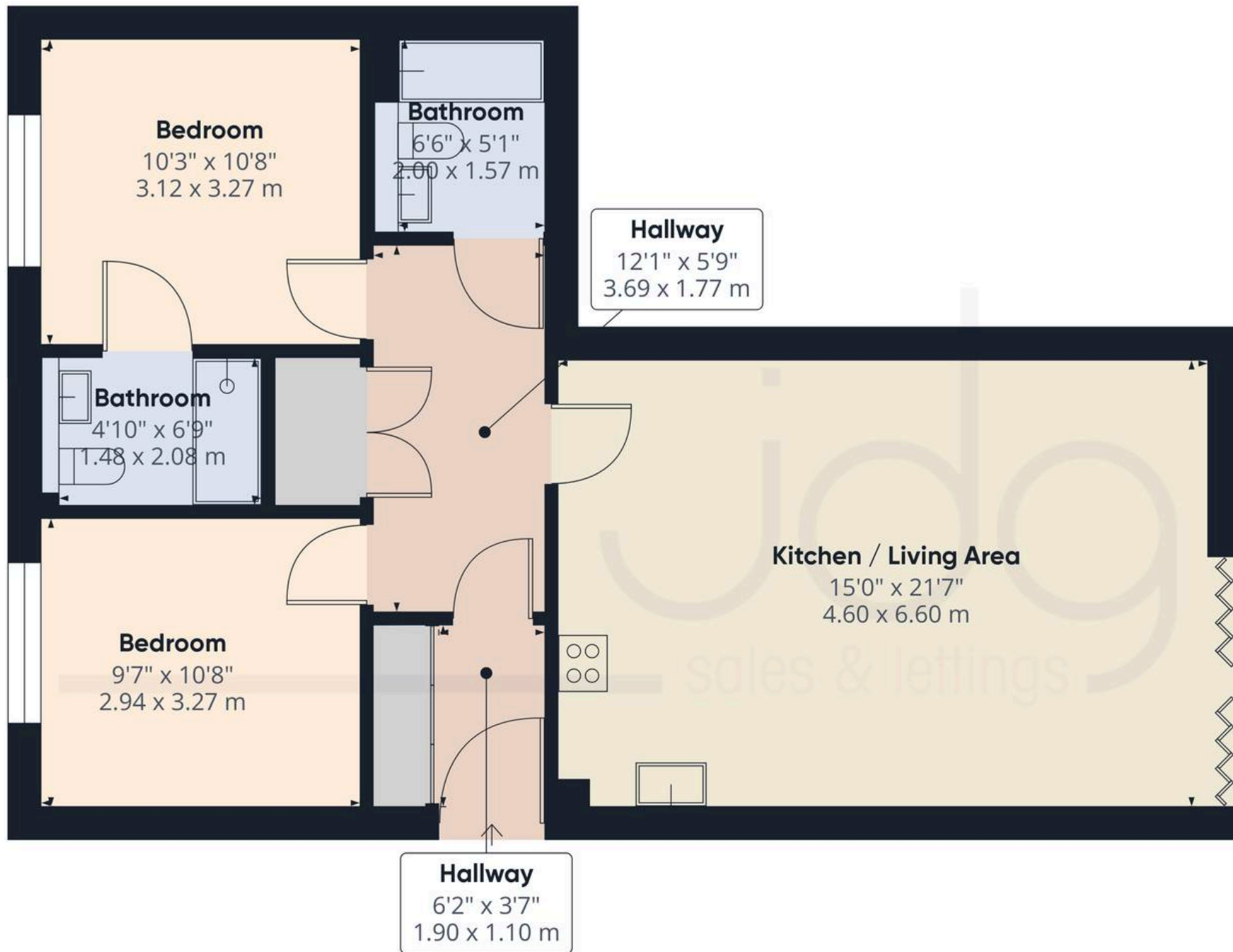












Approximate total area<sup>(1)</sup>

730.88 ft<sup>2</sup>

67.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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