

HOUSECLUB
ESTATE AGENCY

2 Briarscroft Main Street, Warton, Carnforth, LA5 9QF

Offers in the region of £230,000









The accommodation
This well presented semi detached bungalow in a quiet cul-de-sac just off the Main Street in Warton is spacious, well maintained and versatile. As you enter from the front elevation via the handy porch, you enter a nicely appointed reception room beyond which is an intelligently designed and modern fitted kitchen. To the left is a large lounge with open access into a conservatory and to the right is a comfortable double bedroom and a nicely proportioned shower room. The first floor which flows beautifully, comprises a large double bedroom with ensuite and walk in dressing room facilities.

Let's take a look outside
The property sits on a corner plot with a low maintenance garden to the rear - it is flagged with stone chippings and decorative borders. To the side is a further flagged area with decorative beds and small trees as well as off street parking and the garage. The property also boasts a wooden summer house.

The location
Located in the Lancashire village of Warton, this impressive home sits within a fantastic village community. With a highly regarded primary school, a vibrant village hall, three public houses with local band nights as well as fantastic walks including the Warton Crag trail and RSPB Leighton Moss. Located a stone's throw away from the market town of Carnforth, with three local supermarkets, doctors and dentists, as well as local restaurants and independent shops there is also access to the West Coast mainline railway via Carnforth Station which some may remember from the classic "Brief Encounter" movie, as well as excellent access to the M6 motorway. The popular coastal villages of Arnside and Silverdale are also a short drive away for those looking for some sea air and yet more picturesque scenery.

The situation
The property is offered for sale with no chain and full vacant possession.

Services
The property is serviced with gas, electricity and mains water and drainage. We are advised the boiler was installed in 2021.

Tenure
The property is Freehold with title number LA731584.

Council Tax
Band B via Lancaster City Council.

Viewings
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate.
Available online or by contacting our sales office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

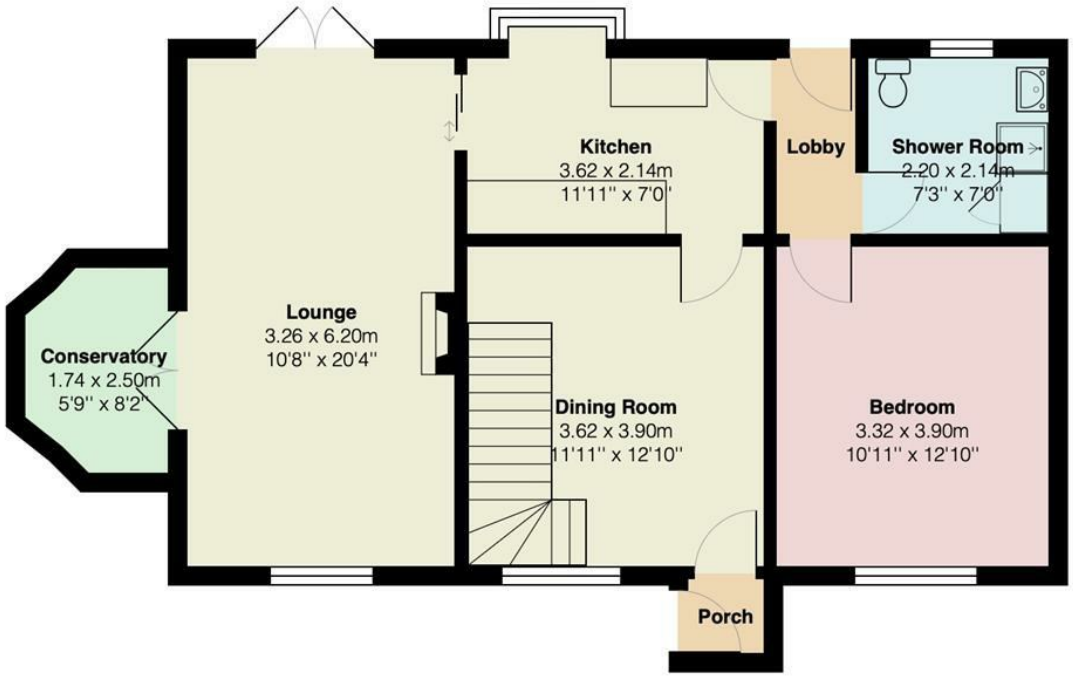


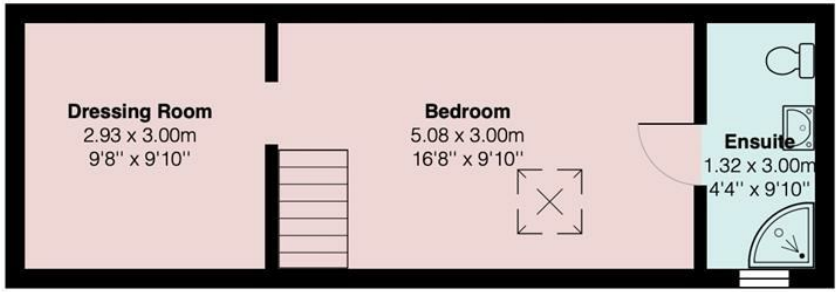


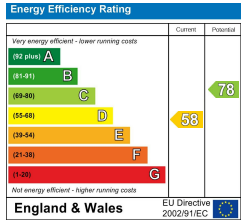












HOUSECLUB
ESTATE AGENCY

Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk

Your Award Winning Houseclub



Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk