





Inside The Home

Entered via a UPVC double glazed door, a welcoming Entrance Hall awaits. With wooden effect flooring and matching Oak doors, this provides seamless access to the living areas of this beautiful presented family home. Located at the front of the property, a ground floor double bedroom can be found providing an open outlook over the surrounding Lancashire countryside. A large open plan Living Dining Room can be found, providing an exquisite space for socialising with family and friends. The Living area is centred around a modern log burning stove providing the perfect backdrop for cosy nights in, with a decorative wooden oak mantle. Large UPVC double glazed windows allow ample natural light to flow through this incredible home, with the Dining area providing ample space for a sizeable dining table, perfect for any growing family. With a handy under the stair storage cupboard providing additional storage, stairs leading to the first floor and tri-folding doors providing easy access to the rear enclosed garden. Located a short way along the Entrance Hall, a modern Shower Room can also be found on the ground floor with a large walk-in shower and handy storage cupboards, making this an ideal home for those looking for easy living. To the rear, the kitchen can be found fitted with a range of wall and base units with a complementary worktop over, and appliances which include a freestanding double oven with a four ring gas hob and extractor hood above, as well as space for a fridge, freezer and plumbing for dishwasher and a washing machine. A UPVC double glazed door provides access to the rear garden.

To the first floor, two further bedrooms can be found with the master bedroom fitted with a range of wardrobes and a UPVC double glazed window, providing an open outlook of the surrounding Lancashire countryside. Completing the first floor, a three-piece bathroom suite can be found providing this home with a well needed second bathroom.

This beautiful home provides a range of buyers with the perfect home, in a quiet and picturesque village. First time buyers, families and those looking to downsize are all well catered for in this versatile, perfectly presented home.

Let's Take A Closer Look At The Area

Located in Lancashire village of Warton, this impressive home has a fantastic village community. With highly regarded primary school, a vibrant village hall, sports clubs, 2 public houses and a craft brewery with local bands as well as fantastic walks in the Warton Crag nature reserve 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.

Let's Step Outside

To the front of the property, a low maintenance garden can be found, with a decorative paved area and raised planted borders beautifully framing this wonderful home. With off road parking for approximately three cars, a decorative metal gate provides access to the rear of the property, where a detached garage can be found, with light and power. To the rear of this home, a large paved patio area can be found providing ample space for alfresco dining, family barbecues and allowing little ones to play. A beautifully planted border frames this area and provides further access to the extended garden beyond, where a laid to lawn garden can be found with secure wood in fencing, providing ample secure space to allow little ones to run and explore. With a beautiful seating area, sit back and enjoy a morning coffee in peace and tranquility.

Services

The property is fitted with a modern gas central heating boiler, and benefits from mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA874543.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

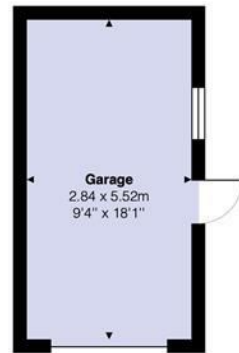
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 104.3 m² ... 1123 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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