





Inside The Home

Entered via a UPVC double glazed door, this leads into a welcoming Entrance Hall, with stairs leading to the first floor and access into a spacious Kitchen. Fitted with a range of wall and base units, this provides ample space for storage, as well as plumbing for washing machine, space for a freestanding cooker and space for a fridge freezer. Leading into a large Living Dining space, this incredible room provides the perfect backdrop for socialising with family and friends, whilst the conservatory to the rear provides excellent views across the rear generous garden.

Also located on the ground floor, a one bedroomed Annex can be found, providing ample space for a dependant family member or someone who works from home, potentially a hairdresser or beauty professional. Extended to provide access for an open plan living bedroom, or treatment room, this room has access to a large full length wet room, which could easily be reconfigured and split into two rooms, there is simply so much space. With direct access to the garden space, this addition has been carefully created to provide access for those with mobility or wheelchair needs. With ramps to both access points from the rear of the home.

The first floor landing leads to three generous bedrooms, all double in size, with the rear two rooms providing rooftop views across the Lancashire countryside towards the Forrest of Bowland and Clougha Pike. The second bedroom houses a Logic gas central heating boiler, as well as all three rooms having built in storage areas, with the master having two double wardrobes. A a three-piece bathroom suite completes the first floor of this wonderful family home.

Oozing potential, this blank canvas will cater to many. With its ideal location and versatile living options, there is something for everyone.

Let's Take A Closer Look At The Area

Located in Lancashire village of Warton, this impressive home has a fantastic village community. With a highly regarded primary school, a vibrant village hall, three public houses with local band nights, and 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.

Let's Step Outside

To the front of the property, off road parking can be found on a private driveway. This leads to a laid to lawn garden with beautifully planted borders and rockery. To the rear, a large laid to lawn garden can be found, framed by planted borders which incorporate rose beds and a magnolia tree to name a few. A large garden shed is located to the side of the property, perfect for those looking for a small workshop/store, and secure fencing and hedging makes this home wonderfully private.

Services

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

Tenure

The property is Freehold.

Council Tax

This home is Band D 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: 137.4 m² ... 1479 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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