



FOR SALE
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12 Westover Avenue, Warton, Carnforth, LA5 9QP

Price £229,950

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Requiring modernisation throughout, this semi detached bungalow has an exciting future. Located in a quiet area of the picturesque village of Warton, this blank canvas has two reception rooms, two bedrooms and ample potential to extend further (subject to planning permissions). With off road parking, a detached garage with car pit, and views across the surrounding Lancashire Countryside - what's not to love?



Ground Floor

Entrance Porch -

A wooden glazed external door leads into a small inner porch. With a wooden glazed door with decorative mottle glass. This leads into:

Entrance Hall –

10'4" x 7'6" (3.16 x 2.30)

With built in storage cupboards and a radiator.

Living Room –

13'0" x 10'2" (3.97 x 3.12)

Fitted with a feature gas fire place (currently not working) with a decorative wooden surround. With a UPVC double glazed window overlooking the front garden, coving and a radiator.

Bedroom One –

13'1" x 8'7" (4.01 x 2.62)

With a range of fitted wardrobes with overhead storage. With a UPVC double glazed window overlooking the front garden and a radiator.

Shower Room –

6'5" x 4'10" (1.98 x 1.49)

Fitted with a three-piece suite consisting of a WC and a wash hand basin set in a bathroom cabinet, with a corner shower cubicle and tiled surround. With a UPVC double glazed frosted window, PVC ceiling and a heated towel rail.

Kitchen –

11'9" x 10'2" (3.59 x 3.12)

Fitted with a range of wall and base units with a complementary worktop over and a one and a half stainless steel sink unit. Fitted with a Beko electric oven and four ring hob, with space for a under counter fridge and plumbing for washing machine. With a UPVC double glazed window and rear entrance door, and a radiator.

Garden Room –

10'9" x 7'3" (3.28 x 2.23)

This fantastic room provides a quiet space to look over the rear garden and enjoy the nature surround. Fitted with UPVC double glazed sliding doors leading out onto a flagged terrace, a wooden double glazed window and a radiator.

Dining Room –

11'6" x 8'7" (3.51 x 2.62)

Wooden glazed French doors lead into a spacious dining room. Quite literally the heart of the home, this room provides the perfect space to bring family and friends together. With a single glazed frosted window providing natural light from the hallway and a radiator.

First Floor

First Floor Landing –

With stairs leading from the kitchen to a first-floor landing space. With a door providing access into a large eaves storage area. This space lends itself perfectly to future development (subject to planning consents). With a built-in boiler cupboard housing a modern Valliant Boiler.

Shower Room –

Once used as a shower room for the first floor, the shower is no longer in use, but with plumbing already installed in this room, it lends itself once again to being redesigned and turned into a perfect ensuite area.

Bedroom –

12'6" x 8'1" (3.82 x 2.48)

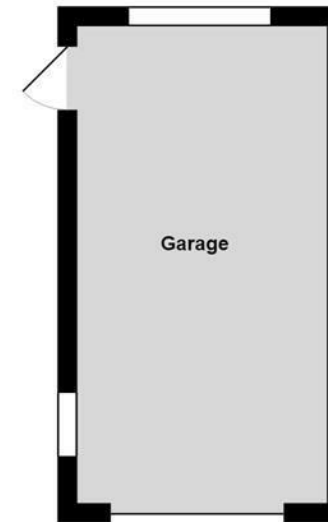
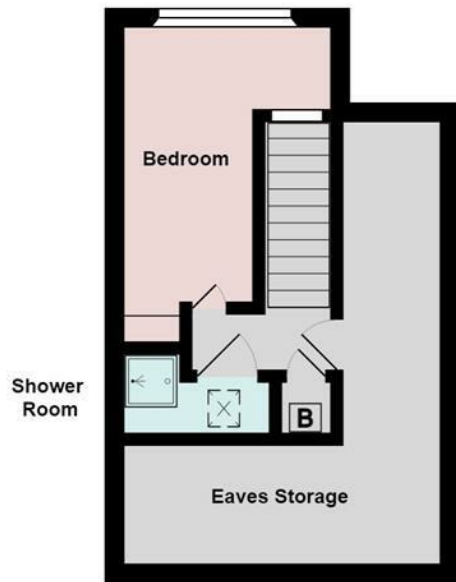
With a UPVC double glazed window showcasing uninterrupted views across the surrounding Lancashire Countryside. With a wooden single glazed frosted internal window, providing light over the staircase, a built-in vanity area and a radiator.

Externally –

To the front of the property there is a driveway providing off road parking, which leads to a detached garage. With a laid to law garden with planted borders, trees and shrubs to the front, and an enchanting garden to the rear with a raised paved terrace, greenhouse, planted borders and lawns and a wishing well.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
105-120	A			105-120	A		
81-104	B			81-104	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
<small>Most energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		69	83	<small>Most environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>				<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>			

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