



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

6 Newcroft - Warton





Features

- Three double bedrooms
- Immaculate condition throughout
- Ground floor WC
- Ready to move straight into
- A driveway to accommodate two vehicles
- No onward chain
- Front and rear gardens

A delightful three bedroom, dormer bungalow located in the welcoming community of Warton. Perfectly situated, this property offers easy access to local amenities, transport links and countryside walks. The home is ready to move straight into and is offered with no onward chain. The ground floor features a spacious living room with views over the front garden, a well-appointed and bright kitchen, a ground floor WC and two double ground floor bedrooms. The first floor boasts a spacious double bedroom and a

bright bathroom with built-in storage to utilise throughout. Externally the driveway is able to easily accommodate two vehicles and both the front and rear gardens offer low maintenance areas to enjoy the outdoors and the chance to really make them your own. The village of Warton has an active community for all ages. There is a primary school rated GOOD by Ofsted, two pubs and various social and sporting groups. The village also benefits from two churches and even a popular local brewery. The M6

motorway can be reached in under ten minutes, there are regular bus services and the famous Carnforth train station is less than 5 minutes' drive away. Carnforth offers a variety of amenities including; 3 supermarkets, doctors surgery, pharmacy, several pubs, a variety of coffee shops and takeaways, 2 primary schools rated 'Good' by OFSTED and a secondary school.



GROUND FLOOR

Hallway

A light and bright welcoming hallway offering space to take off and store boots and shoes.

WC

A must have for all busy homes! Consisting of a WC and hand basin and conveniently located off the hallway.

Living room

Bursting with natural light, this spacious living room offers room for all the family to gather and relax together. The feature wood burner adds a cosy touch and stands proudly upon a granite hearth. The large picture window frames views over the front garden.

Kitchen

Light wood effect base and wall units provide an abundance of storage space with complimentary dark work surfaces and tiled splashbacks. Integrated appliances include an oven, an electric hob with an extractor hood above, an undercounter fridge, freezer and washing machine and a door leads out to the rear garden.



Bedroom 2

A good sized ground floor double bedroom with a large picture window offering views out to the rear garden.

Bedroom 3

A bright, ground floor double bedroom benefitting from front facing views.

FIRST FLOOR

Bedroom 1

A naturally bright and spacious double bedroom boasting dual aspect, elevated views out to the front and rear.

Bathroom

Consisting of a bath with an overhead shower above, WC and hand basin, the room also benefits from aqua panelled walls and lovely elevated views through the large picture window to the front of the property.



Externally

A low wall leads you invitingly in to the front garden with a driveway to the side able to accommodate two vehicles. A well manicured lawn lies in front of the home with a corner flower bed and mature tree adding colour and interest. The rear garden is a secure space with fencing and mature hedges surrounding. A patio lies close to the property offering a wonderful place to sit to enjoy al fresco dining and BBQ's in the warmer months. A lawn beyond here softens the space with a shed nearby for storage of garden furniture and tools.

Useful Information

House built - 1967.

Tenure - Freehold.

Council tax band - C (Lancaster City Council).

Drainage - Mains.

Heating - Gas central heating.

New roof in 2000.

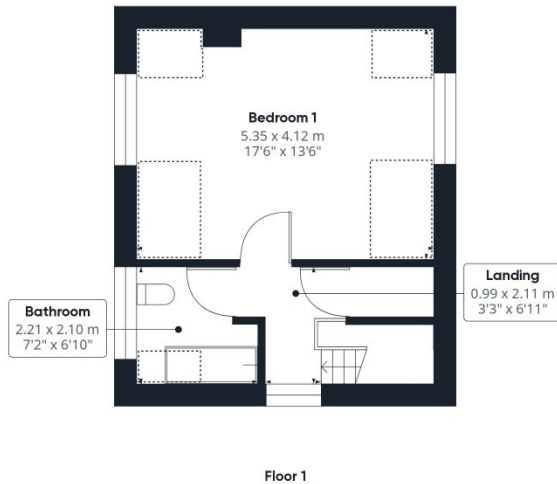
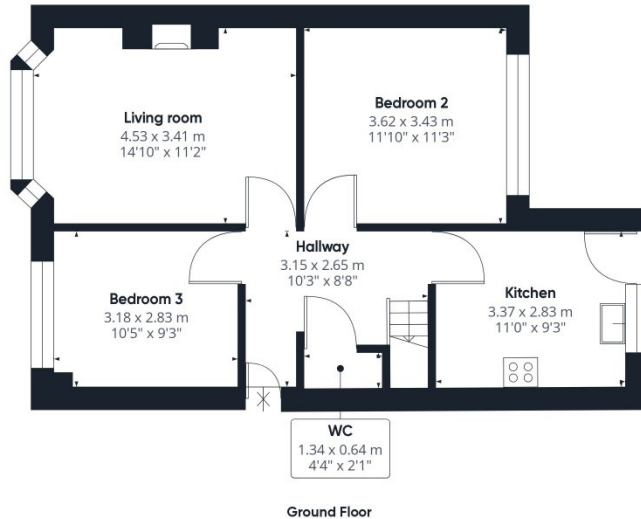
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Approximate total area⁽¹⁾

85.81 m²
923.61 ft²

Reduced headroom

6.17 m²
66.43 ft²

(1) Excluding balconies and terraces

⌵ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.