



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

12 Washington Drive - Warton





## Features

- 2/3 bedroom end of terrace
- Recently modernised to a very high standard
- Located in desirable village of Warton
- Unique split level layout
- Garage and parking space
- Generous tiered garden at the rear with extensive views

A beautifully professionally modernised 2/3 bedroom end-of-terrace property located in the desirable village of Warton. This home features a unique split-level layout spread across three floors, offering both style and functionality. The main entrance opens into a convenient utility room, perfect for storing boots, coats, and handling laundry tasks. From here, you are welcomed into a spacious and modern kitchen offering sleek navy base units, flowing into a dining/living area, ideal for entertaining guests while overlooking the rear garden. Adjacent to this space is a study, which can easily serve as a third bedroom. Descending to the lower ground floor, you'll find a cosy living area with a porch that provides access to the

front garden, which also would work well as an additional bedroom. On the first floor, there are two comfortable bedrooms and a well-appointed bathroom, along with a handy storage cupboard for added convenience. Externally at the front of the property, an elevated garden boasts a spacious lawn, low-maintenance slate chippings, and a lovely flower bed. The garage, equipped with power, offers great storage or workshop potential, along with a designated parking space. Paved steps lead to the front entrance. The tiered rear garden, accessible from the dining/living area and the side of the property, features beautiful landscaping with well stocked flower beds, culminating in a charming

seating area at the top, complete with lovely views. 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

### Utility room

Accessed from the front entrance, the utility room is well-appointed, offering ample space for a dishwasher if required. It also houses the boiler and washing machine, it provides additional storage for coats and muddy boots.

### Kitchen/ dining/ living room

The kitchen and dining area is bright and modern, featuring dark navy blue base units paired with complementary countertops. It includes space for a fridge-freezer and comes equipped with a Zanussi oven and gas hob. A large window sits above the kitchen sink, offering a beautiful view of the garden. This space flows effortlessly into an adjacent dining and living area, making it ideal for entertaining guests or using as an additional living space. French doors provide direct access to the garden.

### Bedroom 3/ study

Bedroom three is a useful and convenient space, currently utilised by the current vendors as a study. It offers flexibility and would work well as third bedroom, making it adaptable to your needs.

## LOWER GROUND FLOOR



### Living room/ bedroom

The main living space, located on the lower ground floor at the front of the property, is generously sized and boasts a large window with views of the front garden. A frosted glass door opens to a porch, offering an additional practical entrance to the home. Additionally, there is an under-stair storage cupboard, providing useful extra space.

### FIRST FLOOR

#### Bedroom 1

Bedroom one, located on the first floor next to the bathroom, is a spacious and bright double bedroom. It features a large window that offers far-reaching views, adding to the room's spacious and inviting atmosphere.

#### Bedroom 2

Bedroom two also located on the first floor is a bright and light space, enhanced by a large Velux window that allows plenty of natural light to fill the room.



#### Bathroom

The modern bathroom features a mains-fed shower over the bath, along with a W/C, wash basin, and a heated towel rail for added comfort. The room is half-tiled with natural stone-effect tiles, creating a stylish yet practical finish. A frosted glass window allows for privacy while still letting in natural light.

#### Externally

At the front of the property, there is an elevated garden featuring a generous lawn area alongside well-maintained, low-maintenance slate chippings and a feature flower bed. A useful garage offers ample space for storage or as a workshop and is equipped with power. Additionally, there is a designated parking space. Paved steps lead up to the front entrance. At the rear, the garden is tiered and accessible from the dining/living area as well as around the side of the property. Various sections and flower beds create a beautiful landscape that culminates in a designated seating area at the top of the garden, providing lovely views. The space is also fully enclosed.

### Useful Information

Tenure - Freehold.

House built - Late 1974

Council tax band - B (Lancaster City Council).

Heating - Gas central heating installed 2023.

Water - Metered.

Drainage - Mains.

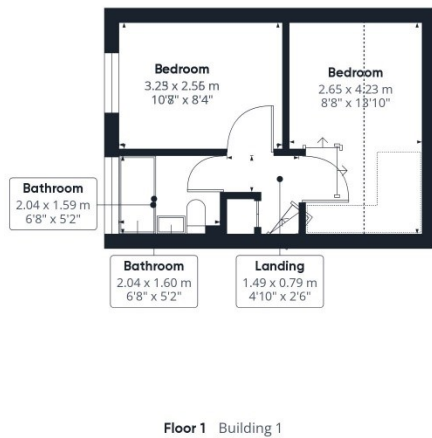
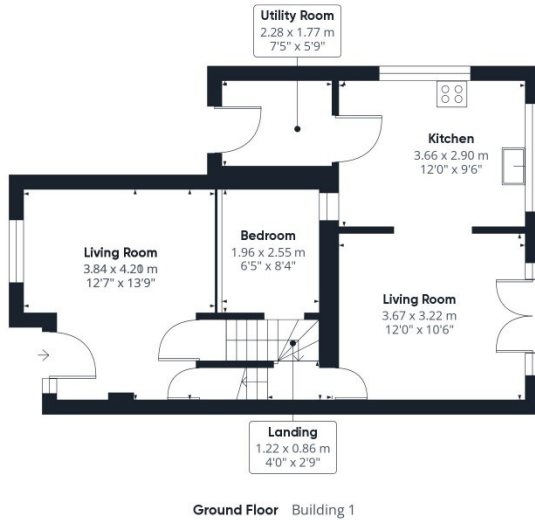
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**Approximate total area<sup>(1)</sup>**

70.94 m<sup>2</sup>  
763.59 ft<sup>2</sup>

**Reduced headroom**

4.68 m<sup>2</sup>  
50.38 ft<sup>2</sup>

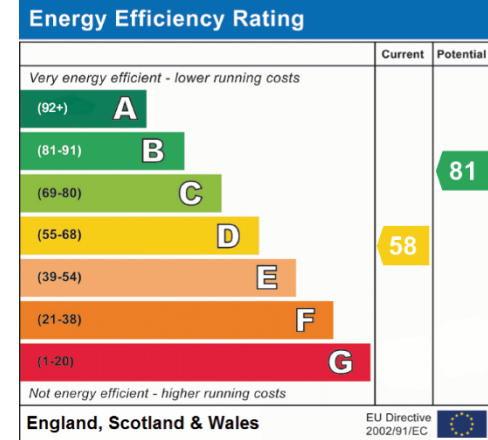
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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