



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

2 The Croft - Warton





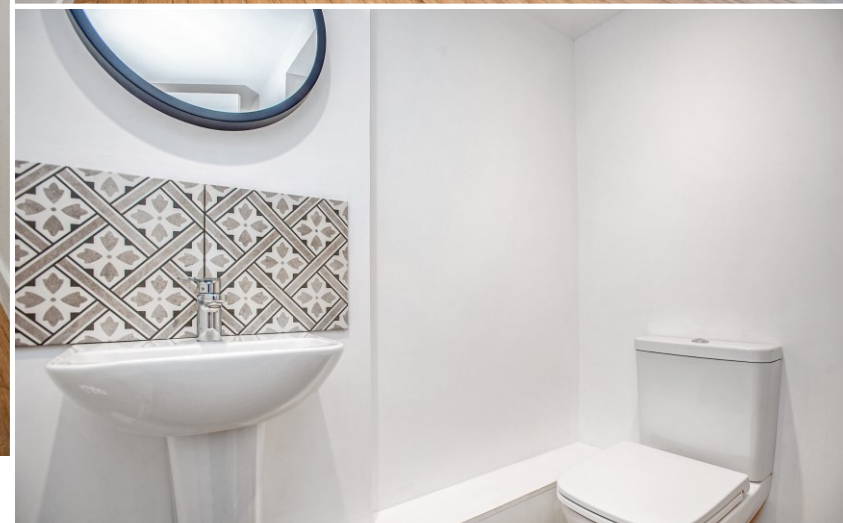
Features

- 3 bedroom mid terrace property
- Newly renovated throughout
- Off street allocated parking
- Gardens to the front and rear
- Views over towards Warton Crag
- Offered with no onward chain
- Ready to move straight into

A newly renovated, 3 bedroom, mid-terrace home located in the charming village of Warton. Spanning 3 floors, this beautifully refurbished property is ready to move straight into and is offered with no onward chain. On the ground floor, you'll find a bright and spacious living room with ample space for relaxed seating and a dining table - perfect for both everyday living and entertaining. The well-appointed kitchen is functional and thoughtfully designed, offering room for a modest dining table. Bi-fold doors from here provide seamless access into the rear garden, enhancing the indoor-outdoor flow. A convenient downstairs W/C completes the ground floor. The first floor hosts the generously sized main bedroom, filled

with natural light and boasting far-reaching views towards Warton Crag. Also to this floor is a stylish and modern shower room and a separate utility room with plumbing in place for a washing machine. The second floor offers two further bedrooms: one a generous double, and the other a single bedroom that could serve as a home office, walk-in dressing room, or hobby space. This room also benefits from a built-in cupboard for additional storage. The property enjoys gardens to both the front and rear, providing ample outdoor space for relaxation, entertaining, or adding your own green-fingered touches. There is also allocated off-road parking for one vehicle, offering added convenience in this

desirable village location. 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

Living room/ dining - Upon entering the home, you'll find a convenient space to remove your shoes. The spacious room is filled with natural light via the large window that frames views over the front garden. There is ample space for sofas and seating and for a dining table, creating an inviting setting to relax or to socialise with family and friends.

Kitchen - This newly installed kitchen features a stylish range of elegant light green base and wall units, along with an island providing additional storage, all beautifully complemented by a wooden worktops and white metro tiled splashbacks. Integrated appliances include a Rangemaster with a gas hob, double oven, grill, and extractor hood, as well as a dishwasher and space for a freestanding fridge/freezer. There's also room for a modest dining table. Flooded with natural light from the rooflight and bi-fold doors opening onto the rear garden, the kitchen creates a seamless connection between indoor and outdoor living.

Cloakroom - A convenient ground-floor cloakroom featuring a W/C and a sleek wall-mounted hand basin, enhanced by a stylish tiled splashbacks.





FIRST FLOOR

Bedroom 1 - Located at the front of the property, this bright and spacious double room offers far-reaching views towards Warton Crag.

Shower room - The sleek and bright shower room features a spacious walk-in shower with a mains-fed, rainfall showerhead and a separate hand attachment, beautifully complemented by contemporary geometric tiles. The room also includes a W/C, a hand basin set on a modern vanity unit with storage, and a heated towel rail for comfort.

Utility room - Here, you'll find the boiler, plumbing for a washing machine, and additional storage space.

SECOND FLOOR

Bedroom 2 - Situated on the second floor at the front of the property, this bright and spacious double room enjoys far-reaching views of Warton Crag.

Bedroom 3 - Situated on the second floor at the rear of the property, this versatile room could serve as a single bedroom, home office, walk-in dressing room, or hobby space, and benefits from a built-in cupboard for additional storage.

Externally

The spacious front garden is framed by mature planting and hedging, with well-defined borders that offer scope for additional planting. A pathway leads through the greenery, guiding the way to the front door. To the rear of the property is a newly landscaped garden, featuring a patio area ideal for outdoor dining and entertaining. A path extends from the patio, bordered on both sides by planting areas ready for your own green-fingered touches. Beyond a gate at the rear, a further path leads to off-road parking for one vehicle.

Useful Information

House built - 1984.

Tenure - Freehold.

Council tax band - B.

Local authority - Lancaster City Council.

Drainage - Mains.

Heating - Gas. Boiler installed 2025.

What3Words location - ///glorified.incurring.boomer



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Ground Floor



Hallway
1.79 x 3.93 m
5'10" x 12'10"

Floor 1



Floor 2



Approximate total area^m

89.9 m²
969 ft²

Reduced headroom

6.2 m²
66 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk

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