



8 Chapel Walk, Warton, Carnforth,  
LA5 9QH

8, Chapel Walk, Warton, Carnforth

## The property at a glance **2** **1** **2**

- Semi Detached Bungalow
- Two Bedrooms
- Two Reception Room
- Conservatory
- Fitted Kitchen
- Family Shower Room
- Off Road Parking
- Freehold
- Council Tax Band: C
- EPC Rating: TBC

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**£285,000**

# Get to know the property

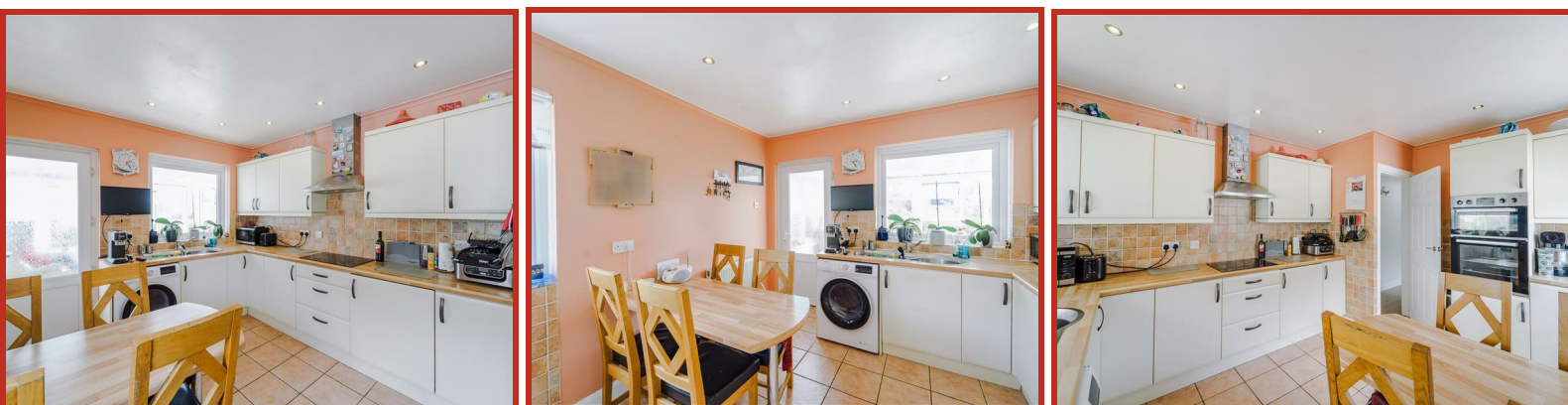


## A BEAUTIFULLY PRESENTED TWO BEDROOM DORMER BUNGALOW

Welcome to Chapel Walk, Carnforth - a charming location that sets the scene for this fantastic two-bedroom dormer bungalow. This property boasts a cosy living room, perfect for relaxing or entertaining guests. As well as having a spacious kitchen diner with added conservatory, you will never be short of room! Also benefiting from a modern downstairs shower room, the property would be perfectly suited to anybody needing single storey living or a couple looking for a fantastic home in Carnforth!

Situated in a sought-after quiet location, this semi-detached bungalow offers modern fixtures and fittings, ensuring a comfortable and stylish living space. The enviable rear garden provides a lovely outdoor retreat, ideal for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family.

This property caters to both convenience and comfort. Don't miss the opportunity to make this bungalow your new home sweet home in this delightful corner of Carnforth!





## Ground Floor

### Hall

5.94m x 2.51m (19'6 x 8'3)

UPVC entrance door, central heating radiator, wood effect flooring and doors to two reception rooms, bedroom, shower room and kitchen.

### Reception Room One

4.93m x 3.58m (16'2 x 11'9)

UPVC double glazed window, central heating radiator, coving, gas fire in decorative surround and stairs to first floor.

### Reception Two/Bedroom Three

3.48m x 3.02m (11'5 x 9'11)

UPVC double glazed window and central heating radiator.

### Kitchen

3.96m x 3.18m (13' x 10'5)

Two double glazed windows, central heating radiator, coving, wall and base units with laminate worktops, high rise double oven, four ring electric hob, tile splash back, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, plumbed for washing machine, fridge and freezer, spotlights, part tiled elevation, tiled flooring and UPVC door to conservatory.

### Conservatory

3.68m x 2.90m (12'1 x 9'6)

UPVC double glazed windows, wood effect flooring and UPVC French doors to rear.

### Bedroom One

3.96m x 3.61m (13' x 11'10)

UPVC double glazed window, central heating radiator and coving.

### Shower Room

2.24m x 1.96m (7'4 x 6'5)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity topped wash basin, direct feed shower in double enclosure, fully tiled elevation and tiled flooring.

## First Floor

### Landing

Storage and doors to bedroom.

### Bedroom Two

4.60m x 3.58m (15'1 x 11'9)

UPVC double glazed window, central heating radiator, loft access, pedestal sink and storage cupboard.

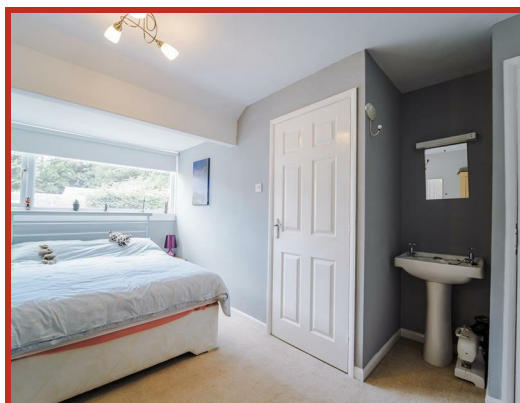
## External

### Front

Laid to lawn garden, bedding areas and driveway.

### Rear

Enclosed laid to lawn, patio, bedding areas and access to outbuildings.



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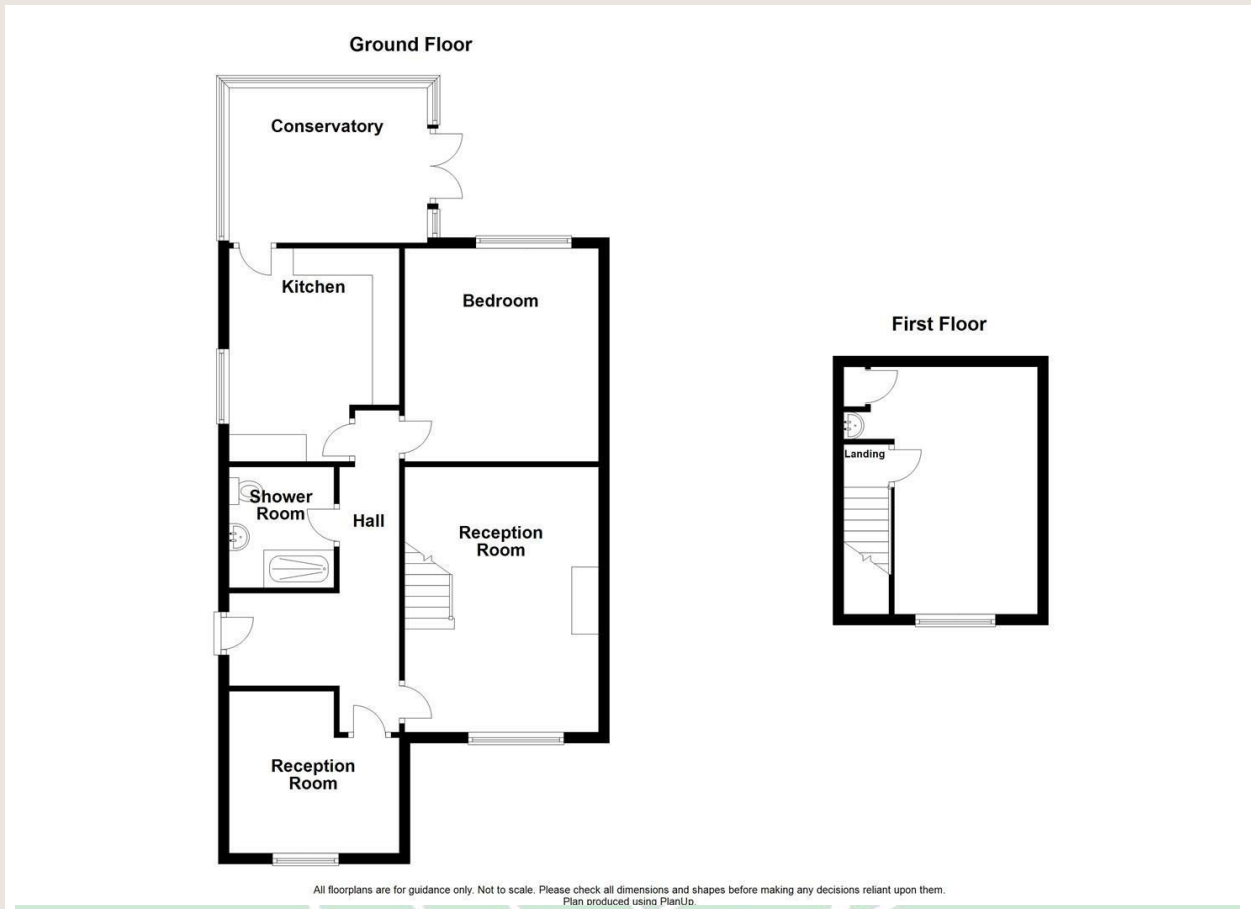
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# Take a nosey round



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| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |