



Warton

£380,000

159 Main Street, Warton, Carnforth, LA5 9QF

Welcome to 159 Main Street, an extended three-bedroom semi-detached home nestled on a generous plot in the highly desirable village of Warton. Impeccably maintained by its current owners, this charming property features beautifully landscaped front and rear gardens, a double garage, and boasts picturesque views of Warton Crag.

Quick Overview

Immaculately Presented Semi Detached House
 Three Bedrooms
 Situated on a Fantastic Plot
 Driveway and Double Garage
 Views of Warton Crag
 Array of Nearby Local Walks
 Perfect Family Home
 Nearby Bus, Rail and M6 Links
 Well Maintained Front and Rear Gardens
 Superfast Broadband Available*



3



1



2



D



Superfast
Broadband



Double Garage &
Driveway

Property Reference: C2437



Living Room



Living Room



Dining Room



Sun Room

Location The tranquil village of Warton is located within moments of Warton Crag nature reserve providing a vast array of walks on the doorstep. The village has a busy and active community with, two popular public houses, local brewery and a well regarded primary school.

The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets, a secondary school, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

Property Overview Set back from the road, this charming home invites you in with its high-quality finishes and timeless appeal. As you enter, you'll be greeted by a spacious open-plan living and dining area to your right. Bathed in natural light from a stunning bay window, this bright and airy space features elegant Amtico wood flooring and a cosy log burner set on a stone surround. The dining area seamlessly connects to a conservatory/sunroom, offering a tranquil spot to relax and enjoy the picturesque views.

The kitchen is a blend of style and functionality, equipped with a range of base and wall units, complemented by a sleek grey worktop and stylish backsplash. A window above the ceramic sink provides a lovely view of the garden with Warton Crag in the background. Flowing naturally from the entrance hall, the kitchen is finished with Karndean flooring.

Just off the kitchen, you'll find the well-maintained double garage-an incredibly versatile space perfect for storage, hobbies, or use as a utility area, complete with additional units, lighting, power, and plumbing.

To the first floor, discover three beautifully presented bedrooms, each with traditional coving and offering expansive views from every angle. Bedrooms one and two are well proportioned doubles, while bedroom three is a comfortable single. Each room provides ample space for all your furniture needs.

The first floor is completed by a stylish shower room, featuring a walk-in shower, grey walls and flooring, traditional tongue-and-groove panelling, and elegant chrome fixtures, including a rainfall showerhead.

Outside & Parking Externally, this property is situated on an impressive plot, featuring meticulously maintained gardens that showcase both beauty and functionality. The front garden boasts a low-maintenance driveway with ample space for multiple vehicles, bordered by a charming stone wall, lush shrubs, and a vibrant array of flowers that add a splash of colour to the well-kept lawn.



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

The rear garden is a true oasis, with a thoughtfully landscaped patio that wraps around the property, this also leads to an elevated seating area-perfect for entertaining or simply unwinding in privacy. The garden offers a well-maintained lawn, and carefully curated flower beds and shrubs. Double-gated access from the side provides a seamless connection between the front and rear of the property, ensuring both convenience and style.

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out to Warton. Proceed through the Main Street of Warton passing The Malt Shovel Pub on your right hand side. Continue along the road where you will find the property located on your left hand side.

What3Words ///withdraws.depended.somewhere
Accommodation with approximate dimensions

Living Room 14' 3" x 11' 2" (4.34m x 3.4m)

Dining Room 11' 10" x 11' 2" (3.61m x 3.4m)

Kitchen 20' 1" x 9' 2" (6.12m x 2.79m)

Conservatory 9' 9" x 8' 9" (2.97m x 2.67m)

Bedroom One 14' 3" x 11' 5" (4.34m x 3.48m)

Bedroom Two 12' x 11' 6" (3.66m x 3.51m)

Bedroom Three 7' 3" x 5' 11" (2.21m x 1.8m)

Property Information

Services Mains gas, water and electricity

Council Tax Band C - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Garden



Garden



Warton Crag Views



Garden

Request a Viewing Online or Call 01524 737727

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Viewings available 7 days a week including evenings with our dedicated viewing team
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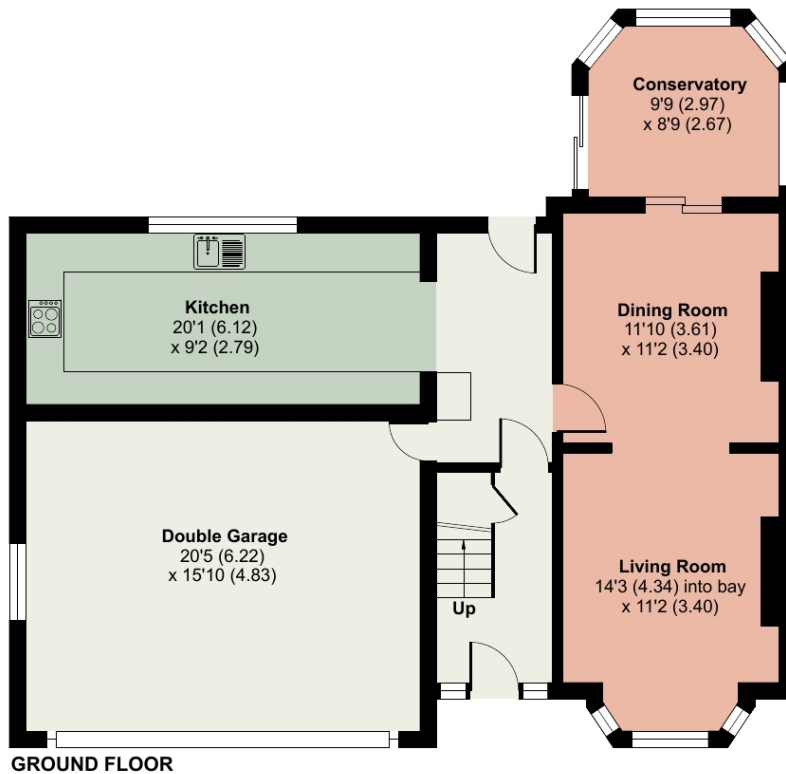
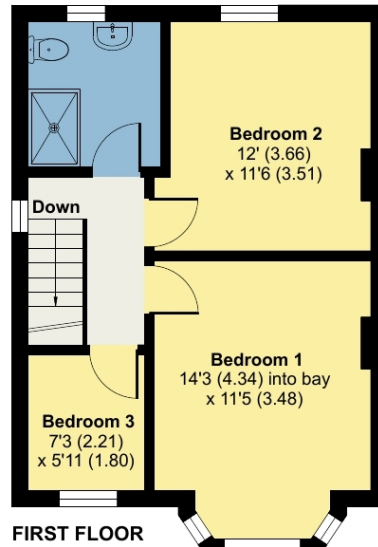
Main Street, Warton, Carnforth, LA5

Approximate Area = 1167 sq ft / 108.4 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 1491 sq ft / 138.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1169231

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