



Warton

£325,000

35 Main Street, Warton, LA5 9NS

A perfect example of a beautifully maintained family home situated in the charming village of Warton. This stunning, move-in-ready property sits on a generous plot, boasting three bedrooms, extended open plan kitchen diner, well-presented front and rear gardens and a detached workshop garage. Ideally located near local amenities, transport links, and schools, this gem is offered with no chain delay.

Quick Overview

Beautifully Presented Semi Detached Home
 Open Plan Kitchen Dining Room
 Well Maintained Front and Rear Gardens
 Located in the Highly Sought After Village of
 Warton
 No Chain Delay
 Close to a Well Regarded Primary School
 Nearby Bus, Rail and M6 Links
 Perfect Family Home
 Generous Plot
 Ultrafast Broadband Available*



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Ultrafast
Broadband



Driveway &
Garage

Property Reference: C2459



Entrance Hall



Living Room



Living Room



Kitchen Dining 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 roadside, step inside this home and be instantly captivated by its modern, flawless finish. To the left, you'll find the cosy living room, complete with a log burner as its centrepiece and a large bay window framing the front view.

Continue through to the open-plan kitchen dining area, thoughtfully extended to create a bright, airy space perfect for family gatherings. Featuring an array of base and wall units, plumbing for a washing machine, and space for a fridge freezer, this inviting space also has access into the beautiful rear garden.

On the first floor, you'll find three generously sized bedrooms. Bedroom one boasts modern panelling and scenic views towards Warton Crag, while bedrooms two and three overlook the front elevation, providing ample space to accommodate all your furniture needs and the opportunity to personalise them to your taste.

The sleekly finished bathroom features modern grey tiling on both the walls and floor, a luxurious walk-in rainfall shower, wall-hung sink, toilet, and elegant black fixtures.

Outside & Parking Externally, this property impresses with a low-maintenance driveway accommodating multiple vehicles, while a vibrant array of colourful flowers welcomes you as you approach the entrance.

A gated pathway leads to the detached garage, a versatile space perfect for use as a workshop or hobby room, complete with power, lighting, a toilet, and additional worktop space.

The rear garden is a haven for gardening enthusiasts, boasting two charming patio areas perfect for outdoor entertaining, and a well-maintained lawn extends to a raised decked area, there is also the added bonus of an additional secluded garden space behind the garage, complete with a greenhouse and raised flower beds.



Kitchen Dining Room



Kitchen Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out to Warton. Proceed through the Main Street of Warton and the property is located on your left hand side.

What3Words ///woodstove.notice.events

Accommodation with approximate dimensions

Living Room 16' 1" x 11' 6" (4.9m x 3.51m)

Kitchen Dining Room 16' 1" x 11' 10" (4.9m x 3.61m)

Bedroom One 11' 6" x 11' 2" (3.51m x 3.4m)

Bedroom Two 11' 4" x 10' 10" (3.45m x 3.3m)

Bedroom Three 6' 7" x 6' 3" (2.01m x 1.91m)

Garage 17' 5" x 9' 10" (5.31m x 3m)

Workshop 9' 10" x 9' 6" (3m x 2.9m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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

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Garden



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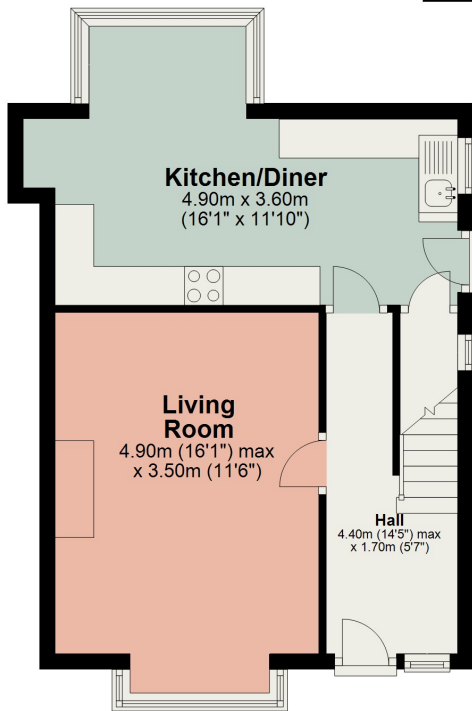
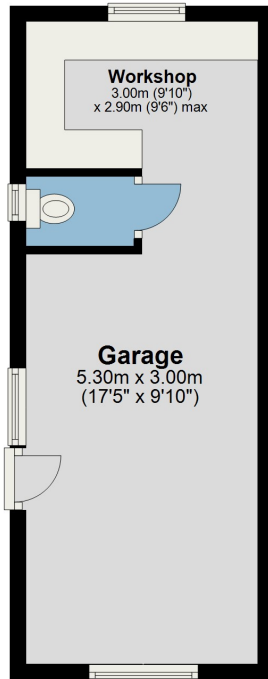


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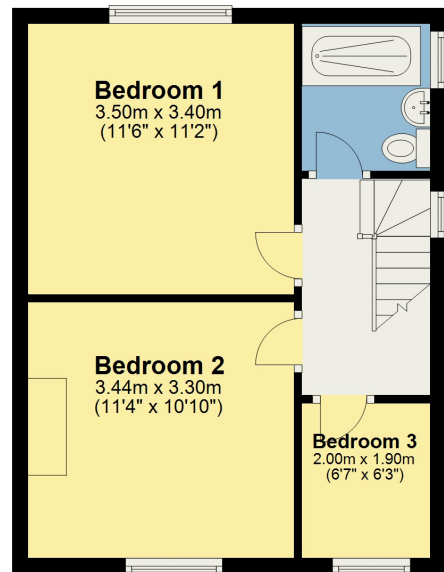
Ground Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 99.9 sq. metres (1075.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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