



## Warton

£315,000

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

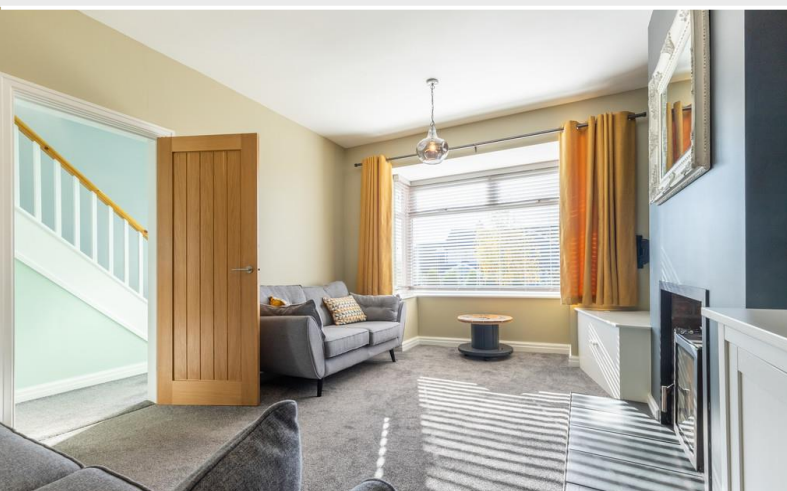
Property Reference: C2459



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](https://www.what3words.com/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.

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



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## Meet the Team

### Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727  
Mobile: 07464 545687  
laurahizzard@hackney-leigh.co.uk



### Keira Brown

Sales Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



### Kirsty Roberts

Sales Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



### Alan Yates

Viewing Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



### Jo Thompson

Lettings Manager

Tel: 01539 792035  
Mobile: 07779 771146  
jonthompson@hackney-leigh.co.uk



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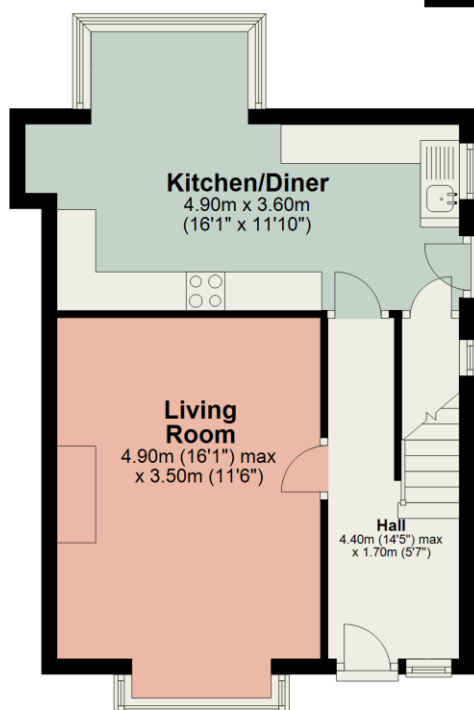
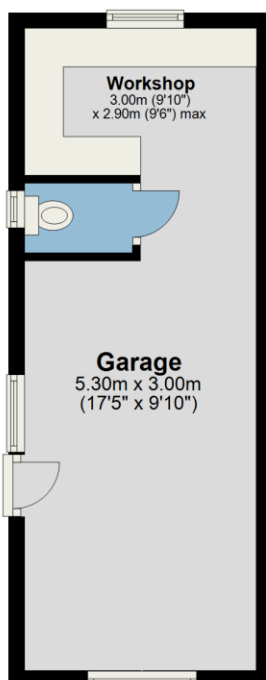


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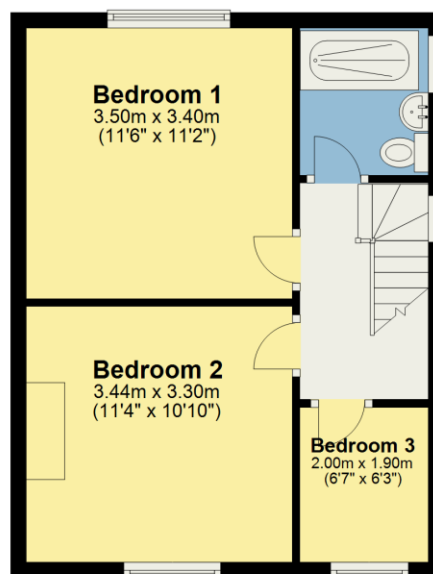
## Ground Floor

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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