



Warton

£395,000

16 Coach Road, Warton, LA5 9PR

With incredible potential to become a stunning family home, this three-bedroom detached house is nestled on the highly sought-after Coach Road. Featuring three double bedrooms, it sits on a generously sized plot in an elevated position, offering panoramic views of the surrounding countryside. Ready for transformation, this property presents an ideal opportunity for upgrades and personalisation.

Quick Overview

Three Bedroom Detached Upside Down House
Scope to Transform into a Beautiful Family Home
Modernisation Required
Sought After Village Location
Panoramic Countryside Views
Array of Nearby Local Walks
Ample Off Street Parking and Garage
Nearby Bus, Rail and M6 Links
Occupying a Good Sized Plot
Ultrafast Broadband Available*



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Ultrafast
Broadband



Drive way &
Garage

Property Reference: C2439



16 Coach Road



16 Coach Road



Entrance Hall



Living 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 As you enter the property, you'll immediately appreciate the generous space it offers, brimming with potential and ready for its new owner's personal touch. The layout maximises the stunning views, with the bedrooms thoughtfully situated on the lower ground floor and the living spaces on the upper level.

The upper level features a well-proportioned living room, complete with a balcony with sliding doors that frame views of the Lancashire fells. There's plenty of room for a dining table and chairs, making it perfect for both relaxing and entertaining.

The kitchen also enjoys beautiful views through a Velux window, with convenient access to the side of the property. Completing this floor is a versatile, generously sized WC, which doubles as a handy cloakroom.

The lower level boasts three generously sized bedrooms, each offering ample space for your furnishings and ready to be personalised to your taste. This floor also includes a convenient storage area beneath the garage, fully equipped with plumbing, electricity, lighting, and side access to the property.

Completing this level is a contemporary shower room, featuring sleek aqua panel walls, a pedestal sink, toilet, and a walk-in shower with an overhead rainfall showerhead and chrome fittings.

Outside & Parking Externally, this property is set on a generous plot with extensive gardens to both the front and rear. A shared driveway at the front offers off-street parking, while the garage provides additional storage space for added convenience.

Directions from the Hackney & Leigh Carnforth office, turn

left and leave Carnforth on the Warton Road. Proceed towards Warton, and continue on the Main Street passing the village church on your left and take the third turning on your left onto Coach Road. Continue up Coach Road and the property can be found on your right hand side.

What3Words ///embers.poets.plant

Accommodation with approximate dimensions

Living Room 21' 8" x 17' 1" (6.6m x 5.21m)

Kitchen 14' 5" x 8' 10" (4.39m x 2.69m)

Entrance Hall 8' 10" x 7' 10" (2.69m x 2.39m)

Bedroom One 14' 9" x 14' 1" (4.5m x 4.29m)

Bedroom Two 14' 1" x 11' 10" (4.29m x 3.61m)

Bedroom Three 9' 2" x 9' 2" (2.79m x 2.79m)

Utility 26' 3" x 7' 10" (8m x 2.39m)

Garage 17' 9" x 7' 10" (5.41m x 2.39m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band E - 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).



Kitchen



Bedroom One



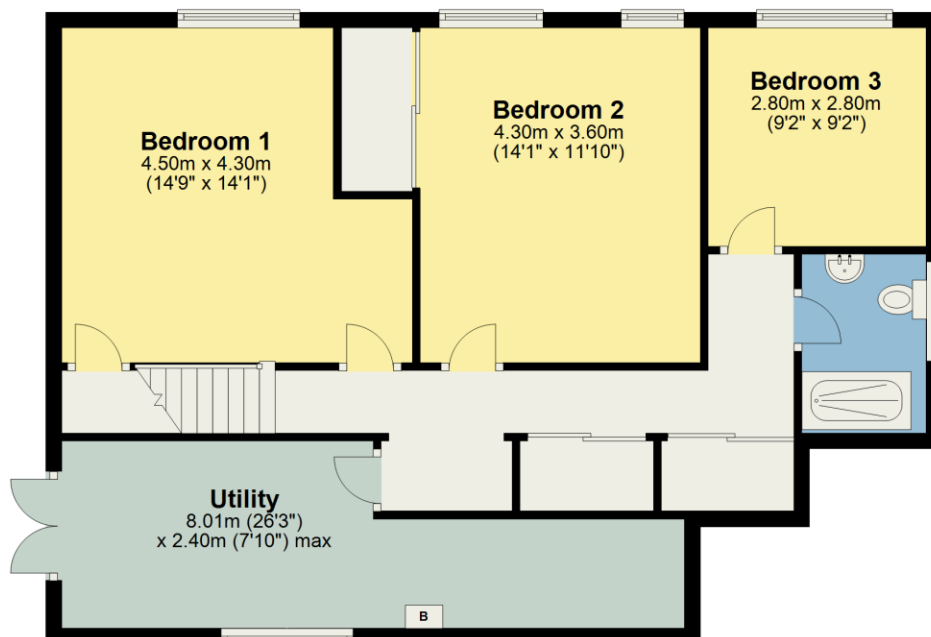
Shower Room



Garden

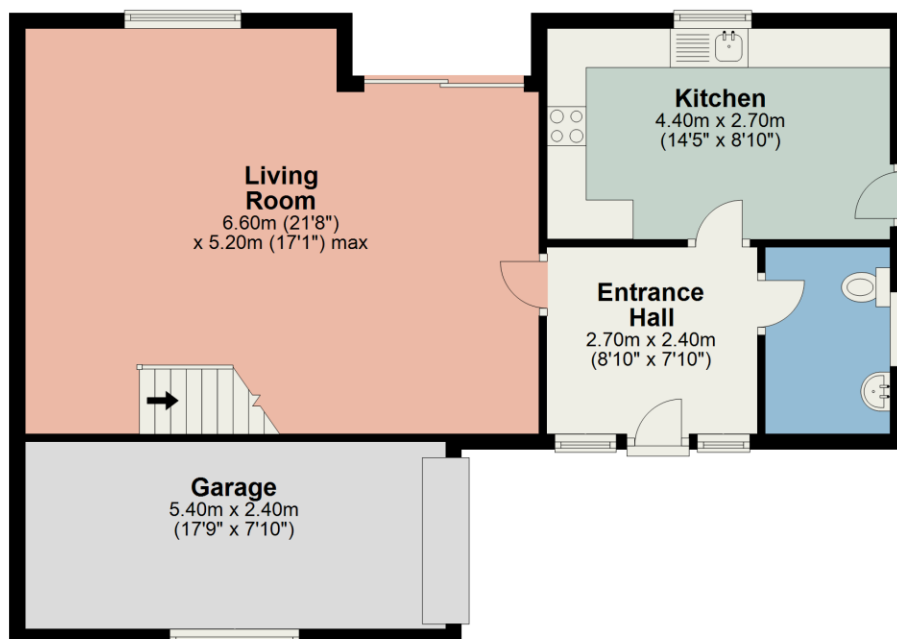
Basement

Approx. 79.1 sq. metres (851.6 sq. feet)



Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



Total area: approx. 148.2 sq. metres (1594.8 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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