

## Warton

£225,000

75 Croftlands, Warton, Carnforth, LA5 9QA

75 Croftlands is a well-proportioned true bungalow, ideally positioned within a highly sought-after village location. Offering two double bedrooms, a spacious rear garden, garage and ample off-road parking, this appealing and versatile home offers something for everyone and presents an excellent opportunity for buyers looking to create a property to suit their own tastes and lifestyle.

### Quick Overview

- Semi-Detached Bungalow
- Two Double Bedrooms
- Low Maintenance Gardens
- Popular Residential Location
- Off Street Parking and Garage
- Array Of Nearby Local Walks
- Close To Local Well Regarded School
- Perfect First Time Buy Or Downsize
- Easy Reach Of Market Town Amenities
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Street  
Parking

Property Reference: C2687



Living Room



Living Room



Kitchen



Kitchen

The picturesque village of Warton enjoys an enviable setting at the foot of Warton Crag Nature Reserve, offering an abundance of scenic walking routes and beautiful countryside right on the doorstep. Renowned for its strong sense of community, the village hosts a variety of clubs, activities, and events, creating a friendly and welcoming atmosphere for residents of all ages. Local amenities include two well-regarded public houses, a popular village brewery, and a well-regarded primary school.

The nearby market town of Carnforth provides a comprehensive range of everyday amenities, including independent shops, supermarkets, primary and secondary schools, healthcare facilities, and dental practices. Ideal for commuters, Carnforth benefits from a West Coast Main Line railway station and excellent access to the M6 motorway, offering convenient connections to the Lake District, Lancaster, and beyond.

Upon entering the property, a welcoming entrance hall provides access to all of the well-proportioned accommodation. Positioned at the front of the home, the spacious living room is filled with natural light, offering a comfortable and inviting space in which to relax and entertain.

To the rear, the kitchen is fitted with a range of wall and base units with complementing worktops and room for freestanding appliances. The kitchen also benefits from direct access to the rear garden, creating a practical layout that seamlessly connects the indoor and outdoor living spaces.

Bedroom One is a generously proportioned double bedroom, enjoying a pleasant outlook over the private rear garden, creating a peaceful and relaxing retreat while Bedroom Two, positioned at the front of the property, is another well-proportioned double room, offering flexible accommodation ideal for family, guests or as a home office.

The bathroom has been thoughtfully designed with accessibility in mind and is currently configured as a practical wet room, complete with a pedestal wash hand basin and WC.

Externally, the front garden has been landscaped with decorative stone chippings, providing an attractive, low-maintenance setting with ample space for colourful potted plants and outdoor seating. A generous driveway provides off-road parking for several vehicles and leads to the detached garage.

To the rear, the enclosed garden offers a spacious outdoor environment designed for ease of maintenance. Finished with decorative stone chippings, complemented by a raised decking area and borders ready to be stocked with plants, it provides the perfect setting for al fresco dining, entertaining family and friends, or simply relaxing in the warmer months.

Offering an exciting opportunity for buyers, this true bungalow provides excellent scope to personalise, allowing the next owner to create a home tailored to their own tastes and lifestyle. Furthermore, the property offers excellent potential to extend or reconfigure the existing accommodation to create additional living space, subject to the necessary planning permissions and building regulations, making it an ideal purchase for those seeking a home with both immediate comfort and future potential.

#### Accommodation with approximate dimensions

**Living Room** 11' 3" x 16' 1" (3.43m x 4.9m)

**Kitchen** 10' 10" x 8' 11" (3.3m x 2.72m)

**Bedroom One** 11' 10" x 11' 2" (3.61m x 3.4m)

**Bedroom Two** 8' 10" x 10' 10" (2.69m x 3.3m)

**Garage** 9' 6" x 18' 1" (2.9m x 5.51m)

#### Property Information

**Council Tax** Lancaster City Council – Band C.

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains gas, water and electricity.

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

**Directions** From the Hackney & Leigh Carnforth office, turn left and follow the road out towards Warton. Proceed through Warton on Main Street and take a left turning into Croftlands. Where the property is situated on the right hand side and can be located by our For Sale sign.

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth office.

**What3words** ///overhead.billiard.conned

**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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bathroom



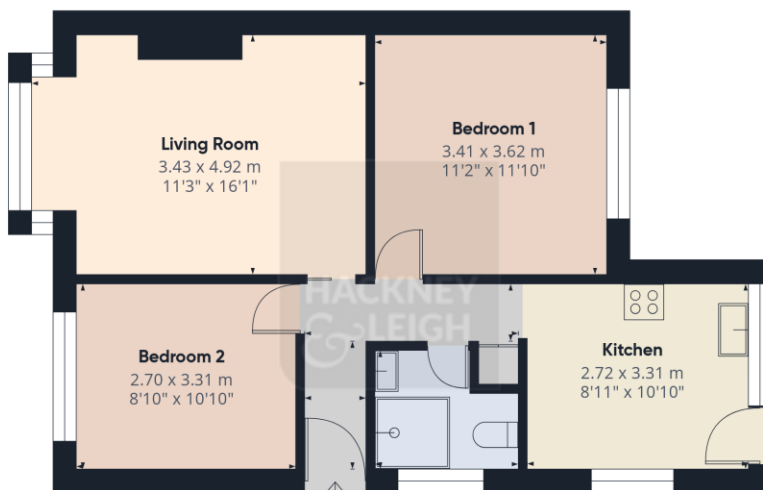
Bedroom One



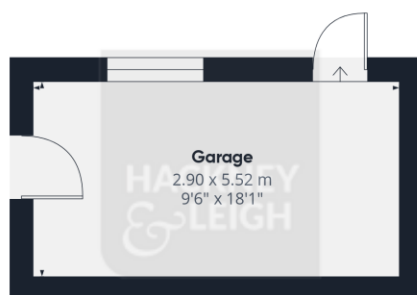
Bedroom Two



Rear Garden



Floor 0 Building 1



Floor 0 Building 2



**Approximate total area<sup>m</sup>**  
70.6 m<sup>2</sup>  
760 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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