



## Warton

£150,000

9 Washington Drive, Warton, Carnforth, LA5 9RA

Washington Drive is located in the tranquil village of Warton and offers a split level two-bedroom home with a good sized front and rear garden. Surrounded by picturesque countryside walks and set within a friendly, welcoming community, this property presents an excellent opportunity for first-time buyers or investors alike.



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Superfast  
Broadband



Off Street Parking  
& Garage

### Quick Overview

Cul-de-Sac Village Location

No Onward Chain

Spacious Front And Rear Garden

Garage And Off Street Parking

Perfect First Time Buy Or Investment

Nearby Bus, Rail and M6 Links

Scenic Walks On The Doorstep

Well Regarded Schools Nearby

Easy Reach Of Amenities

Superfast Broadband Available\*

Property Reference: C2615



Living Room



Kitchen



Kitchen



Bedroom One

Calling all investors, first time buyers or those looking for a project. Nestled in the popular village of Warton and 9 Washington Drive presents an exciting opportunity for those with a vision for transformation, with renovation and modernisation needed throughout, this property holds the promise of becoming a truly wonderful home.

Head up the garden path and step into the living room which is a bright and airy space with feature fireplace and ample storage, steps lead up into the kitchen which currently has a range of wall and base units and access into the rear garden.

Continuing up through the quirky split level home you will find Bedroom One to the front of the home, a double room with built in wardrobes keeping your room clutter free. Bedroom Two is a single room with storage cupboard and velux window overlooking the rear garden. The bathroom consists of bath with overhead shower, pedestal hand wash basin and w/c.

Externally to the front there is off street parking and a garage with a good sized front garden leading up to the home, at the rear the garden is spacious and with some thoughtful clearing and landscaping it could make a lovely space for summer BBQs and outdoor entertaining.

#### Accommodation with approximate dimensions

**Living Room** 14' 1" x 12' 11" (4.29m x 3.94m)

**Kitchen** 8' 5" x 6' 5" (2.57m x 1.96m)

**Bedroom One** 9' 10" x 8' 6" (3m x 2.59m)

**Bedroom Two** 8' 6" x 7' 6" (2.59m x 2.29m)

**Bathroom** 6' 7" x 5' 3" (2.01m x 1.6m)

#### Garage

#### Property Information

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

**Council Tax** Lancaster City Council - Band B.

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

**Energy Performance Certificate** Band D - 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 the Main Street of Warton, passing the right hand turn into Borwick Lane. Take the left hand turning into Croftlands, take your first left onto Washington Drive and the property is located on your left hand side.

**What3Words** //learns.newlywed.kebab

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

**Anti Money Laundering Regulations** 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).



Bathroom



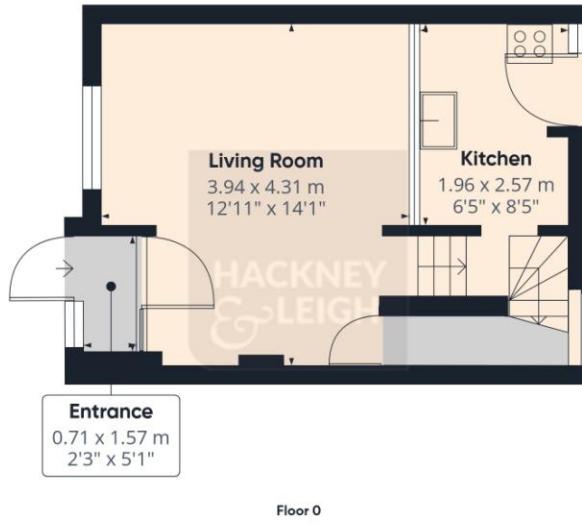
Bedroom Two



Rear Garden



Rear Garden



Approximate total area<sup>(1)</sup>

46.6 m<sup>2</sup>  
501 ft<sup>2</sup>

Reduced headroom  
1.7 m<sup>2</sup>  
18 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

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