



# Warton

£300,000

20 Westover Avenue, Warton, Carnforth, LA5 9QS

A wonderful semi-detached bungalow situated in a sought after location, offering a generous driveway and gardens to both the front and rear. With four bedrooms, this property has been thoughtfully adapted over time to create a warm and welcoming family home.

Warton is a popular and well connected village offering a range of pubs and a primary school, making it particularly attractive to families. The area is surrounded by beautiful countryside, with scenic walks on your doorstep, including Warton Cragg. Nearby towns include Carnforth and Lancaster, offering a wider range of facilities and amenities. The village benefits from excellent transport links including the M6 motorway, making it ideal for commuters.

## Quick Overview

- Wonderful Four Bedroom Bungalow
- Open Plan Kitchen Diner
- Generous Living Areas
- Move In Ready Condition
- Front & Rear Gardens
- Sought After Village Location
- Quiet Cul-De-Sac Location
- Scenic Walks Nearby
- Off Road Parking & Garage
- Superfast Broadband Available



4



1



2



C



Superfast  
Broadband



Off Road  
Parking

Property Reference: C2639



Living Room



Sitting Room



Kitchen



Garden

Step through the front door into a welcoming entrance hall with space for coats and shoes. To your right is bedroom one, a well-proportioned double room featuring a front-aspect window and a pleasant outlook towards Warton Crag, with ample space for additional furniture.

Straight ahead from the hallway is the generous living room, complete with a feature gas fire and coving to the ceiling. Currently arranged as both a sitting and dining area, this light and bright room enjoys a front aspect window with views over Warton Crag.

The heart of the home lies to the rear, where an open plan space is currently used as an additional sitting room but could easily serve as a dining area. This flows seamlessly into a sunroom overlooking the garden, creating a lovely sun trap. An opening leads through to the kitchen, which is fitted with a range of wall and base units, work surfaces, and space for appliances, with a window over the garden.

The sunroom provides direct access to the rear garden, a private and well established outdoor space that has been thoughtfully landscaped to create an ideal setting for entertaining during the warmer months. Features include a lawned area with steps, planted borders with raised beds, decking, and gravel seating areas. A gate also provides access to the driveway.

The ground floor also hosts the family bathroom, fitted with a bath and shower over, W.C., and pedestal sink, offering scope for modernisation to suit personal taste.

Upstairs, the property offers a versatile landing area with space for a snug or study area. Bedroom two is a double room with dual-aspect windows and views towards Warton Crag, along with space for additional furniture. Bedroom three is a smaller double with a side-aspect window, currently used as a study, while bedroom four is a single room, ideal as a nursery or guest bedroom, also enjoying front aspect views.

Externally, the front of the property features a low-maintenance pebble garden with established shrubs and raised beds, with space for outdoor seating as desired.

Overall, this is a fantastic family home offering flexible living space and excellent potential for further personalisation, all set within a highly desirable location.

**Accommodation (with approximate dimensions)**

**Living Room** 15' 11" x 11' 0" (4.85m x 3.35m)

**Kitchen** 12' 9" x 10' 2" (3.89m x 3.1m)

**Sitting Room** 16' 7" x 10' 5" (5.05m x 3.18m)

**Bedroom One** 10' 8" x 9' 7" (3.25m x 2.92m)

**Bathroom** 5' 10" x 6' 7" (1.78m x 2.01m)



Living Room



Sitting Room



Bedroom One



Bedroom Three



Bedroom Four



Bathroom

**Bedroom Two** 9' 10" x 9' 6" (3m x 2.9m)

**Bedroom Three** 11' 3" x 9' 11" (3.43m x 3.02m)

**Bedroom Four** 7' 11" x 8' 9" (2.41m x 2.67m)

**Garage** 18' 10" x 9' 4" (5.74m x 2.84m) With up & over door, light & power.

#### Property Information

##### Tenure

Freehold (Vacant possession upon completion).

##### Services

Mains gas, water, drainage and electricity.

##### Council Tax

Band C - Lancaster City Council.

##### 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, pass through Millhead and enter Warton. Continue along Main Street and turn right onto Borwick Lane then take the first right into Back Lane. Take the first left onto Westover Avenue, follow the road, taking the next left and the property is located on your right-hand side towards the end of the cul-de-sac.

**What3Words** ///post.otter.flamed

##### Viewings

Strictly by appointment with Hackney & Leigh.

##### 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).

##### N.B

Please note that, under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, the seller of this property is a 'Connected Person' as defined by the Act.



Bedroom One



Bedroom Two



Garden



Garden

Request a Viewing Online or Call 01524 737727

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 737727** or request online.

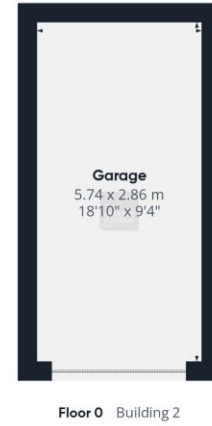
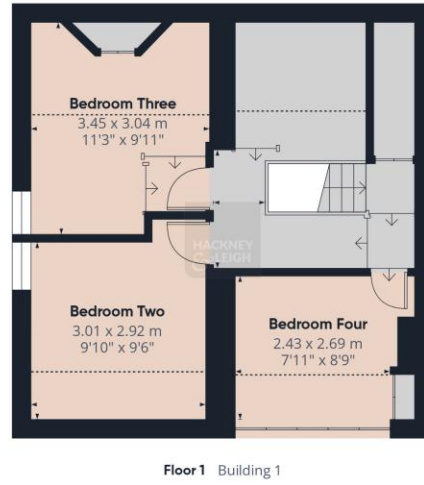
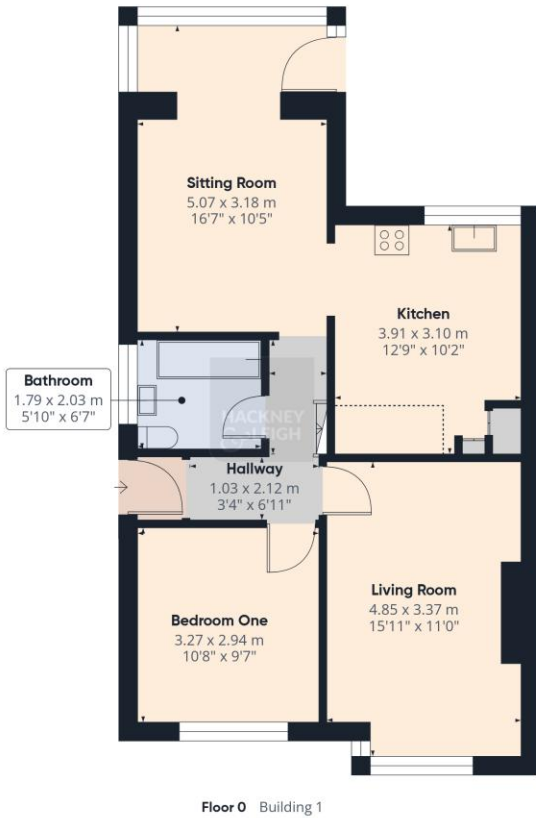


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**Approximate total area<sup>(1)</sup>**  
 116.4 m<sup>2</sup>  
 1252 ft<sup>2</sup>

**Reduced headroom**  
 13.2 m<sup>2</sup>  
 142 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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