



**R&B**  
ESTATE AGENTS

13 Warton Grange Close, Warton,  
Carnforth, LA5 9FH

13, Warton Grange Close, Warton, Carnforth

## The property at a glance 2 2 1

- Mid Terraced Property
- Two Double Bedrooms
- Kitchen Diner Open To Living Room
- Ground Floor WC
- Family Bathroom
- Two Allocated Parking Spaces
- Landscaped Rear Garden
- Lovely Views Over Warton Cragg
- Tenure: Freehold
- Council Tax Band: B EPC: B

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**£235,000**

# Get to know the property

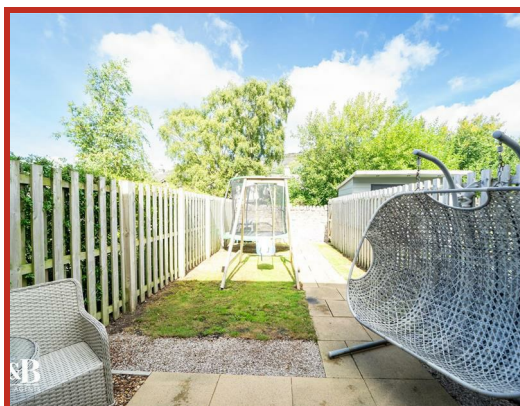


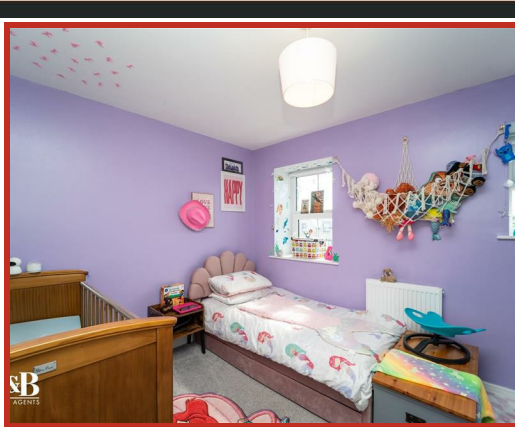
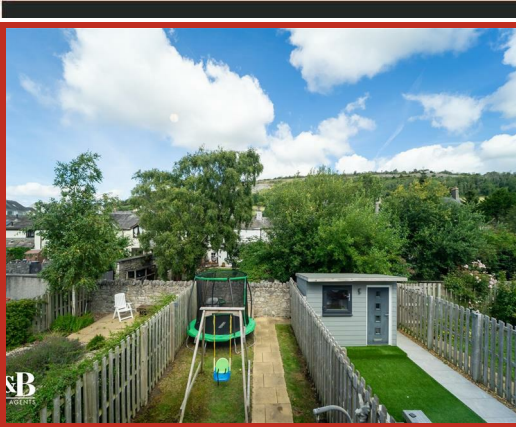
Nestled in the charming Warton Grange Close, this delightful mid-terrace house in Warton, Carnforth, presents an excellent opportunity for first-time buyers, couples, or those seeking to downsize. This lovely home is move-in ready, offering a perfect blend of comfort and modern living.

Upon entering, you will find a contemporary fitted kitchen that seamlessly opens into a spacious family reception room. The bi-fold doors invite you to a sun trap rear garden, ideal for enjoying sunny afternoons or entertaining guests. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The family bathroom features a stylish three-piece suite, ensuring convenience for all residents.

With parking for two vehicles, this home caters to the needs of modern living. The location is particularly appealing, offering stunning views of Warton Crag and being situated in a great residential area. Residents will benefit from excellent transport links, making commuting a breeze, as well as proximity to local schools and amenities, ensuring that everything you need is within easy reach.

This property is a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location. Don't miss your chance to make this lovely house your new home.





### Reception Room

Aluminum double glazed bi-fold door to rear, central heating radiator, laminate floor, smoke alarm, storage cupboard, open to kitchen.

### Kitchen

UPVC double glazed composite door, door to WC, 6 x spot light points, range of wall, drawer and base units, laminate worktops, inset sink with mixer tap, extractor hood, 4 ring electric hob, electric single oven, built-in microwave, integral fridge freezer, integral dishwasher, plumbing for washing machine, tile floor, open to reception room 1, stairs to first floor.

### WC

Central heating towel radiator, dual flush WC, wall mounted sink with mixer tap, tiled floor.

### Landing

Smoke alarm, loft access, doors to bedroom 1, 2 and bathroom, stairs to ground floor.

### Bathroom

Half tiled wall, central heating towel rail, extractor fan, dual flush WC, wall mounted sink with mixer tap, panelled bath with mixer tap and overhead direct feed shower, tile floor.

### Bedroom 1

2 x UPVC double glazed windows, central heating radiator.

### Bedroom 2

2 x UPVC double glazed windows, central heating radiator, storage cupboard.

### Front

Flagged path and stones.

### Rear

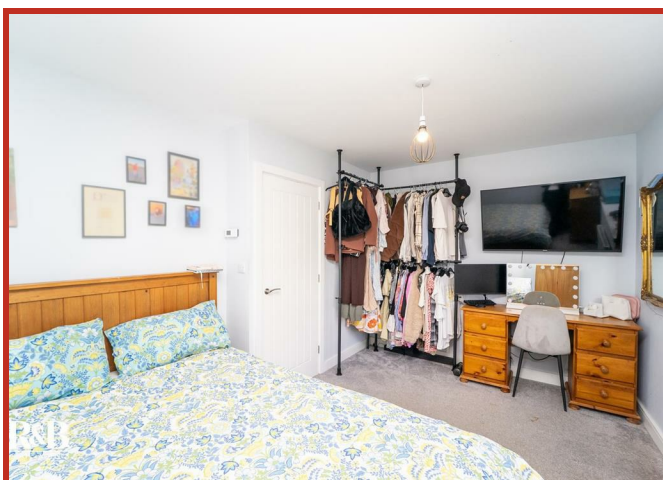
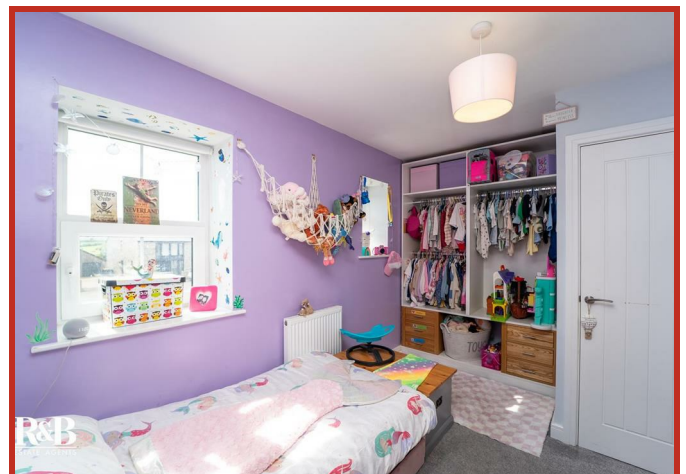
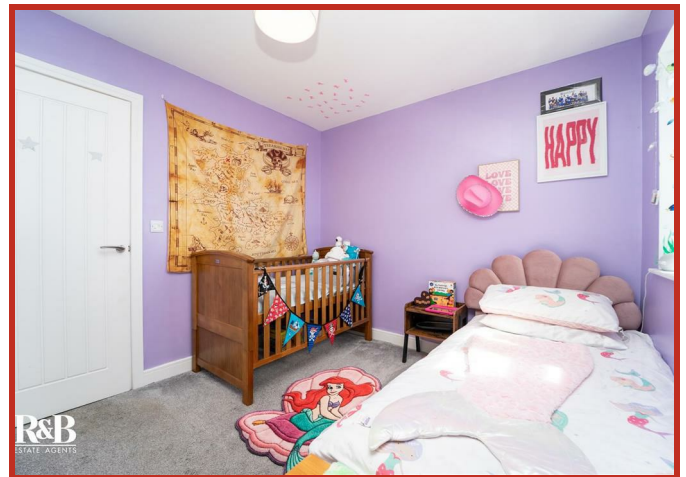
Laid to lawn, flagged path, stones.

### Parking

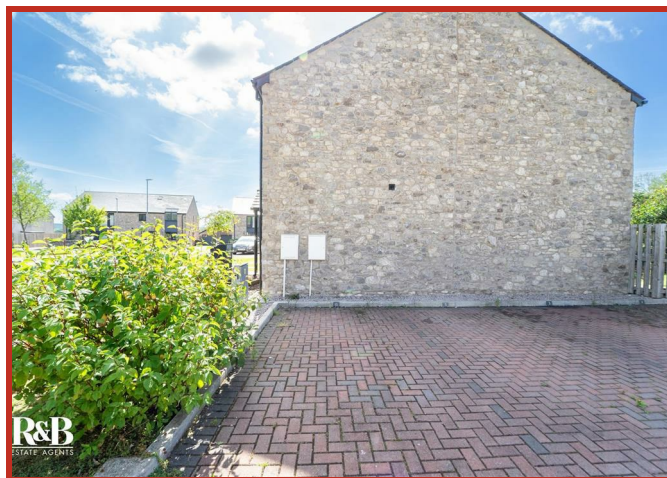
Block paved designated space at front and designated space to the rear.



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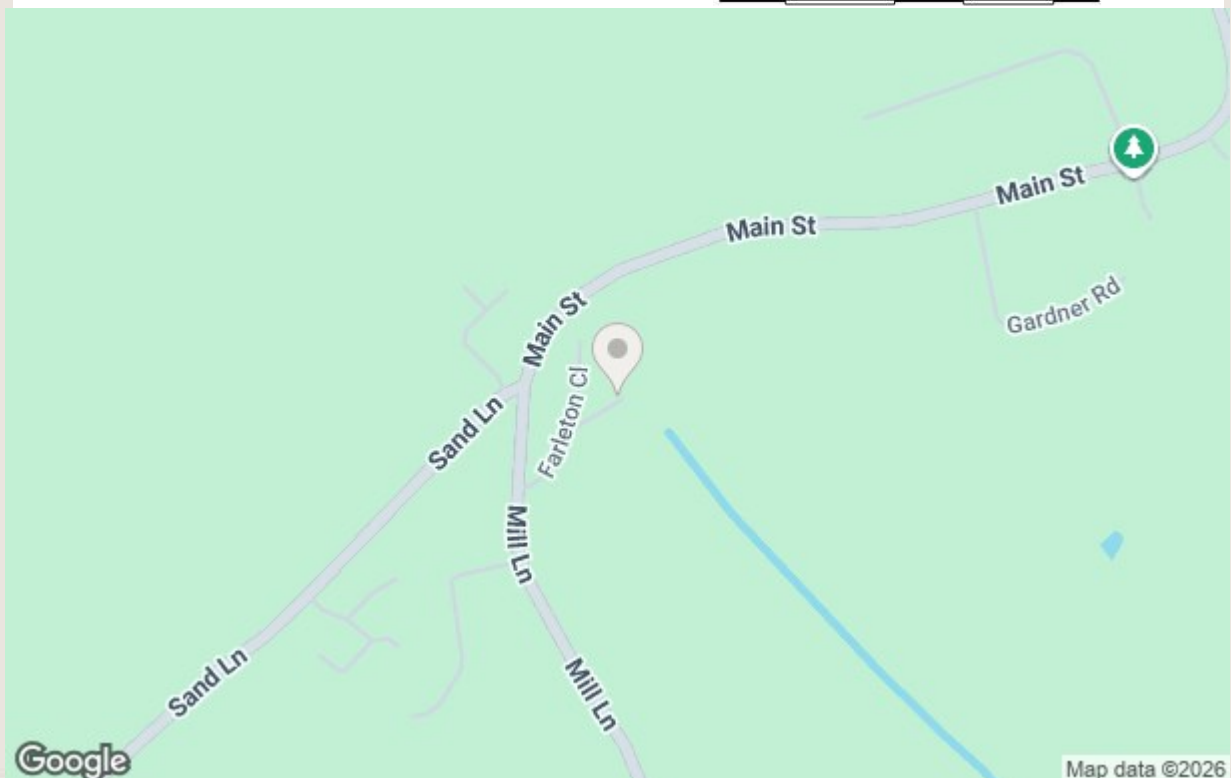
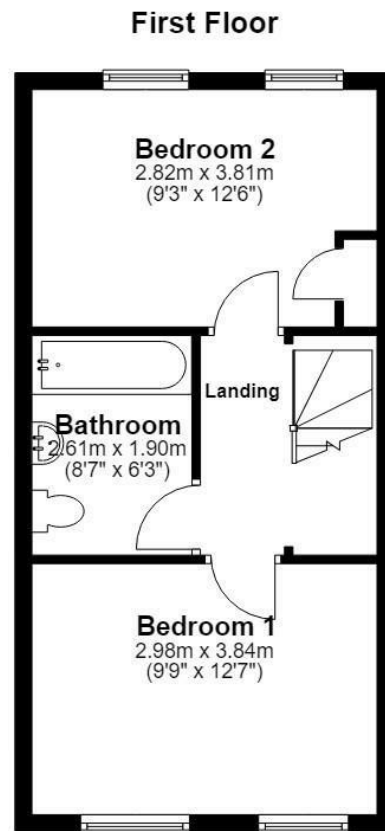
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# Take a nosey round



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| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>97</b> |
| (81-91) <b>B</b>                            | <b>84</b> |
| (65-80) <b>C</b>                            |           |
| (55-64) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (65-80) <b>C</b>                                                |           |
| (55-64) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |