



Warton

£270,000

3 Washington Drive, Warton, Carnforth, LA5 9RA

A fantastic opportunity to acquire this deceptively spacious three-bedroom end-terrace home, occupying a generous plot in the heart of the highly sought-after village of Warton. Offering versatile living accommodation, beautifully maintained gardens, a detached garage and off-road parking, this charming home is perfectly suited to families, downsizers, or anyone looking to enjoy village living with excellent transport links and picturesque countryside walks close by.

Quick Overview

- End Terraced House
- Three Double Bedrooms
- Generous & Versatile Living Areas
- Ideal for An Array of Buyers
- Well Maintained Rear Garden
- Well Regarded Schools Nearby
- Quiet Cul-De-Sac Location
- Scenic Walks Nearby
- Off Road Parking & Garage
- Ultrafast Broadband Available*



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TBC



Ultrafast
Broadband



Off Road Parking
& Garage

Property Reference: C2699



Kitchen



Kitchen



Utility



Utility

Upon entering the property, you are welcomed by a practical entrance vestibule with ample space for coats and shoes. The inviting living room enjoys a large front-aspect window, allowing natural light to flood the space, while a feature fireplace creates a warm and cosy focal point. An understairs storage cupboard provides additional practicality.

A short flight of steps leads to the utility room, fitted with base units, eaves storage, and plumbing for both a washing machine and tumble dryer. A convenient ground floor WC is located just off this space.

The heart of the home is the spacious open-plan kitchen/diner, ideal for family life and entertaining. The kitchen is fitted with a range of wall and base units complemented by matching worktops, with a 1.5 bowl sink positioned beneath a rear-facing window overlooking the garden. There is space for a freestanding cooker and fridge/freezer, while a breakfast bar provides an informal dining area. A frosted glass partition subtly separates part of the kitchen from the dining space, adding both character and privacy. The dining area, currently arranged as a cosy snug, features a charming log-burning stove and benefits from both a front-facing window. A rear door provides direct access to the garden.

Also on this level is Bedroom One, a generous double room enjoying dual-aspect windows overlooking the rear garden. Its flexible layout also makes it an ideal formal dining room or additional reception room, depending on individual requirements.

To the first floor are two further double bedrooms. Bedroom Two is a spacious double with a front-aspect window and built-in storage, while Bedroom Three enjoys a large rear-facing Velux window with pleasant garden views and a useful integrated storage cupboard.

The family bathroom is fitted with a corner shower enclosure, wash hand basin and WC, while an airing cupboard on the landing provides further storage.

Externally, the property continues to impress with beautifully maintained gardens to both the front and rear. The rear garden is arranged over two levels and features flagged patio areas, offering ample space for outdoor seating and al fresco dining, together with a greenhouse and garden shed. The generous front garden is partly laid to lawn with mature planted borders and a stone-chipped area, creating an attractive first impression. Completing the property is a detached garage and off-road parking.



Dining Room/Snug



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Warton is a popular and well-connected village offering a strong sense of community alongside everyday convenience. With a selection of local shops, well regarded schools and local amenities, as well as easy access to nearby transport links and surrounding countryside, it provides the perfect balance of village charm and practical living.

Accommodation with approximate dimensions

Living Room 14' 4" x 13' (4.37m x 3.96m)

Kitchen/Diner 12' 6" x 19' 6" (3.81m x 5.94m)

Utility Room 8' 8" x 7' (2.64m x 2.13m)

WC 3' 7" x 4' 5" (1.09m x 1.35m)

Bedroom One 8' 11" x 12' 1" (2.72m x 3.68m)

Bedroom Two 8' 9" x 10' (2.67m x 3.05m)

Bedroom Three 8' 9" x 5' 3" (2.67m x 1.6m)

Bathroom 5' 7" x 7' 1" (1.7m x 2.16m)

Garage 8' 7" x 15' 4" (2.62m x 4.67m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band B - Lancaster City Council.

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 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 ///natively.resort.linguists

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 £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).



Garden



Garden



Front Garden



Ordnance Survey

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@hackney-leigh.co.uk



Imogen Milliard

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Beth Woods

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



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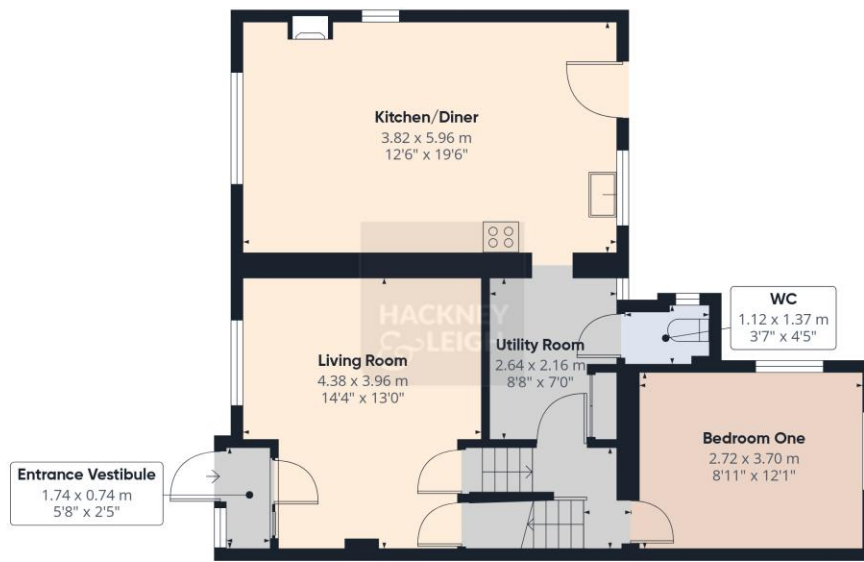


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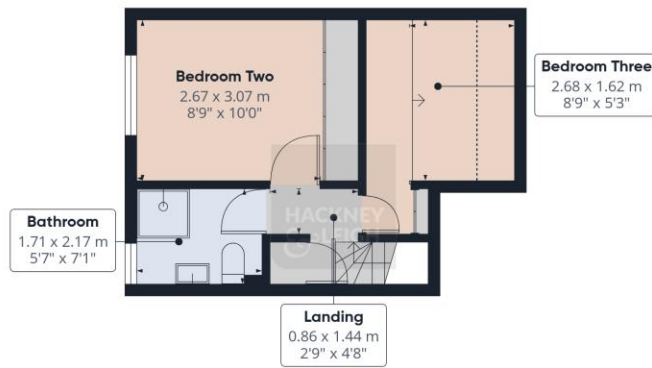


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
96.5 m²
1038 ft²

Reduced headroom
1.6 m²
17 ft²

(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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