



Warton

£225,000

52 Croftlands, Warton, Carnforth, LA5 9QE

Welcome to 52 Croftlands, a well-presented three-bedroom mid-terrace home, ideally located in the highly sought-after village of Warton. Perfectly suited to families and first-time buyers alike, this property offers generous living space, practical features and a welcoming feel throughout.

Quick Overview

Three Bedroom Mid Terrace House
Generous Living Areas
Move-In Ready Condition
Lawned Front & Rear Gardens
Ideal for First-time Buyers
Chain Free
Quiet Cul-De-Sac Location
Scenic Walks Nearby
Off Road Parking
Superfast Broadband Available



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Superfast
Broadband



Off Road
Parking

Property Reference: C2627



Living Room



Kitchen



Kitchen



Bedroom One

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

Upon entering, you are greeted by a spacious entrance hall with useful storage to the left, ideal for coats and shoes. The living room sits straight ahead and provides a comfortable setting to relax, enjoying pleasant views over the rear garden. The kitchen is fitted with a range of wall and base units, a stainless steel sink with drainer and a freestanding cooker, with space for a fridge/freezer and washing machine. There is ample room for dining, while a handy understairs cupboard serves perfectly as a pantry. From the kitchen, access leads directly to the rear garden and to the attached outbuilding, which offers three versatile rooms, ideal as a snug, hobby space or for additional storage and benefits from its own WC.

To the first floor, bedroom one is a generous double with integrated wardrobes, a storage cupboard and a large window allowing plenty of natural light. Bedroom two is another spacious double with a large front-facing window, while bedroom three is a well-proportioned single room with built-in wardrobes and views over the rear garden. The first floor also features a modern wet room and a separate WC for added convenience.

Externally, the property enjoys a private rear garden with patio area and lawn, complemented by mature planting to the side. To the front, there is a partially lawned garden and the added benefit of off-road parking.

Accommodation (with approximate dimensions)

Entrance Hall 13' 9" x 4' (4.19m x 1.22m)

Living Room 12' 3" x 14' 8" (3.73m x 4.47m)

Kitchen 8' 10" x 18' 11" (2.69m x 5.77m)

Pantry 3' 2" x 6' 10" (0.97m x 2.08m)

First Floor Landing 10' 2" x 3' (3.1m x 0.91m)

Bedroom One 14' 4" x 11' 3" (4.37m x 3.43m)

Bedroom Two 8' 11" x 12' 10" (2.72m x 3.91m)

Bedroom Three 11' 3" x 7' 6" (3.43m x 2.29m)

Shower Room 5' 1" x 5' 10" (1.55m x 1.78m)

WC 4' 11" x 2' 8" (1.5m x 0.81m)

Outhouse Room One 7' 10" x 8' 6" (2.39m x 2.59m)

Outhouse Room Two 7' 1" x 7' 2" (2.16m x 2.18m)

Outhouse Room Three 7' 3" x 5' 2" (2.21m x 1.57m)

Outhouse WC 4' 3" x 2' 10" (1.3m x 0.86m)

Property Information

Tenure Freehold (Vacant possession upon completion).

We understand the property has a flying freehold with the neighbouring property, please contact the sales team for further information.

Services Mains gas, water and electricity.

Council Tax Band B - 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, 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 right and the property is on the left.

What3Words ///marine.usage.passes

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom Two



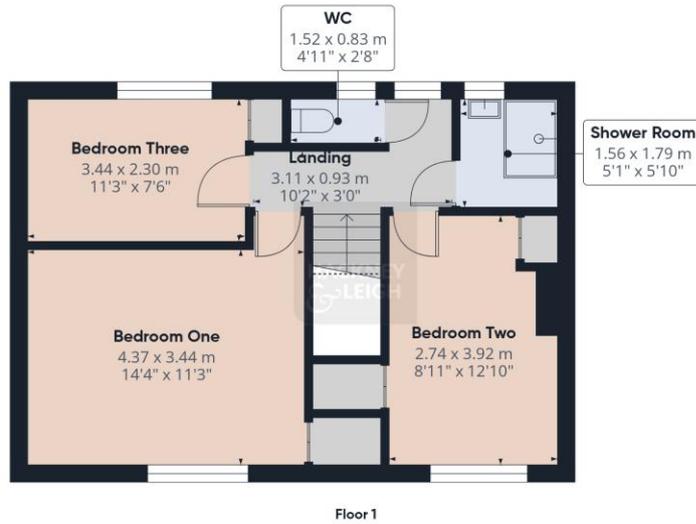
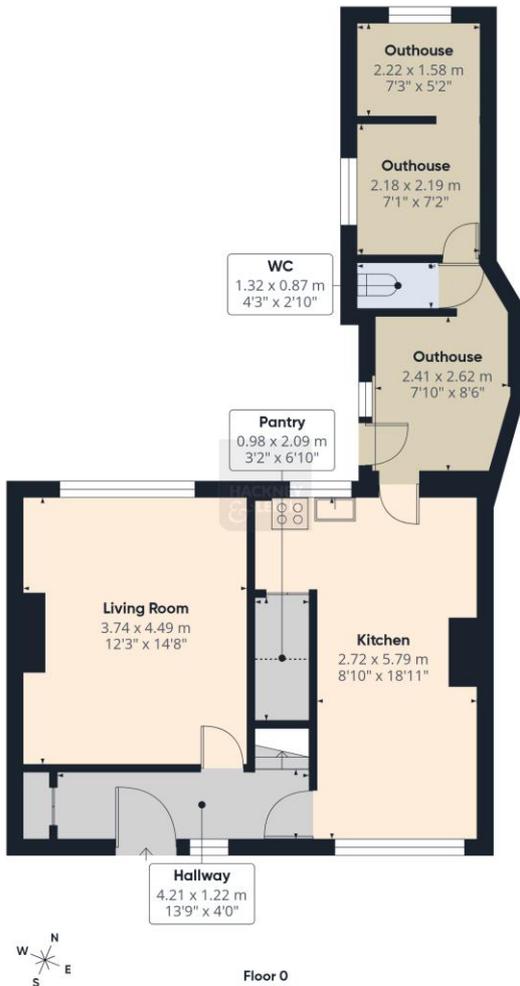
Bedroom Three



Shower Room



Garden



Approximate total area⁽¹⁾
 103.4 m²
 1115 ft²

Reduced headroom
 0.9 m²
 10 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.

GIRAFFE 360

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).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 04/03/2026.