



## Warton

£255,000

35 Hazelmount Drive, Warton, Carnforth, LA5 9HR

A spacious detached dormer bungalow offering well-proportioned and adaptable accommodation in a quiet residential setting. Featuring generous living space, flexible layout and a pleasant rear garden, this home will appeal to a range of buyers from families to those looking to downsize without compromise. Situated close to local amenities, schools and transport links, 35 Hazelmount Drive enjoys a desirable semi-rural feel and, while now requiring a little updating, presents an excellent opportunity to modernise and personalise.

### Quick Overview

Detached Dormer Bungalow  
Three Bedrooms  
Generous Living Spaces  
Potential to Updated  
Quiet Residential Location  
Easy to Maintain Gardens  
Close to Local Amenities  
Garage  
Ample Off Road Parking  
Superfast Broadband Available



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Superfast  
Broadband

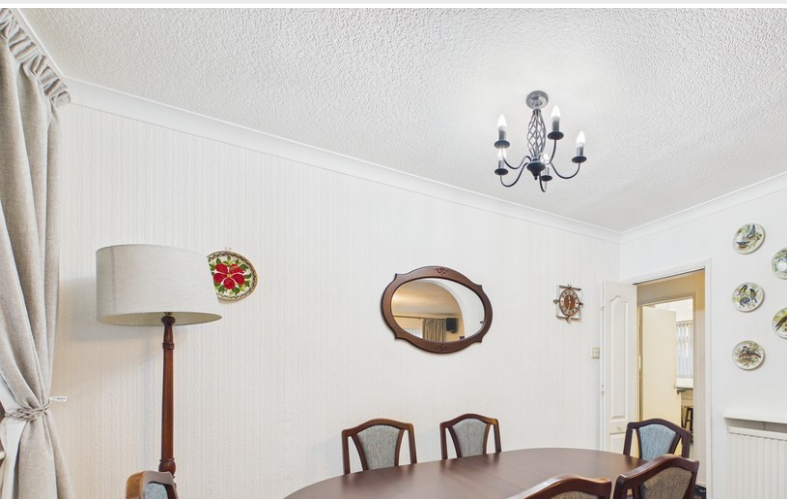


Garage & Parking

Property Reference: C2630



Living Room



Dining Room



Kitchen



Bedroom Two

Upon entering via the porch, you are welcomed into a bright hallway with stairs rising to the first floor. From here there is a convenient ground floor cloakroom, leading through to a spacious living and dining room positioned to the front aspect, complete with a gas fire creating a cosy focal point for both relaxation and family meals. The galley kitchen is fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks, along with a freestanding oven and grill and plumbing for a washing machine.

The ground floor bathroom comprises a vanity wash basin and panelled bath with part-tiled walls. Also accessed from the hallway is a double bedroom overlooking the rear garden. Off the kitchen, a rear porch area currently used as a home office offers potential as a utility space, provides access to the garage and leads directly out to the rear garden.

Upstairs, there are two further bedrooms, with the larger room benefiting from built-in storage and useful eaves storage. A separate WC adds additional convenience at first floor level.

Externally, the property enjoys low-maintenance gardens. The rear garden is mainly laid to lawn with a patio seating area ideal for relaxing or entertaining, along with three sheds/workshops, perfect for gardening enthusiasts or additional storage. To the front, a driveway provides ample, easy-level off-road parking.

Located in the Millhead area, the property offers a peaceful setting while remaining close to everyday amenities. The nearby village of Warton is within walking distance and provides access to beautiful countryside, including Warton Crag with its extensive walking routes. The market town of Carnforth is also easily accessible, offering a range of shops, supermarkets, schools, healthcare facilities and a West Coast mainline railway station, along with convenient road links to the M6 motorway.

#### Accommodation (with approximate dimensions)

Hallway 6' 9" x 16' 2" (2.06m x 4.93m)

Inner Hall 3' 0" x 10' 4" (0.92m x 3.16m)

Living Dining Room 12' 0" x 20' 2" (3.66m x 6.17m)

Kitchen 6' 11" x 13' 6" (2.13m x 4.12m)

Bedroom Two 10' 5" x 9' 6" (3.18m x 2.9m)

Porch 6' 3" x 8' 8" (1.91m x 2.64m)

Bedroom One 12' x 12' 11" (3.66m x 3.94m)

Bedroom Three 10' 11" x 8' 2" (3.33m x 2.49m)

Garage 8' 11" x 16' 2" (2.72m x 4.93m)

## Property Information

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

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

**Council Tax** Band D - 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 towards Warton. Proceed under the railway bridge and continue over the small humpback bridge, Hazelmount Drive is the first turning on the left hand side, follow the road round passing two right hand turns and number 35 is to the left just after the second right.

**What3words** ///clothed.rewriting.entitle

**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).



Bedroom One



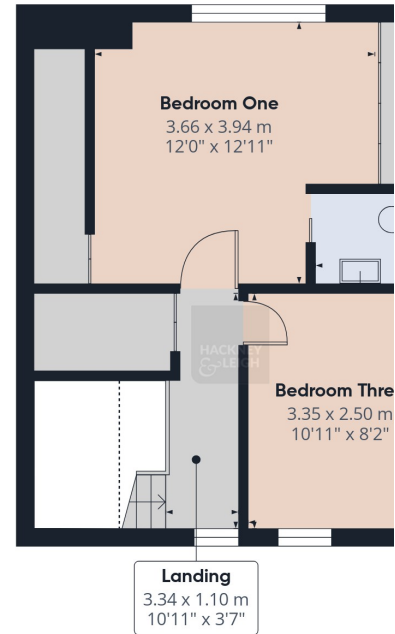
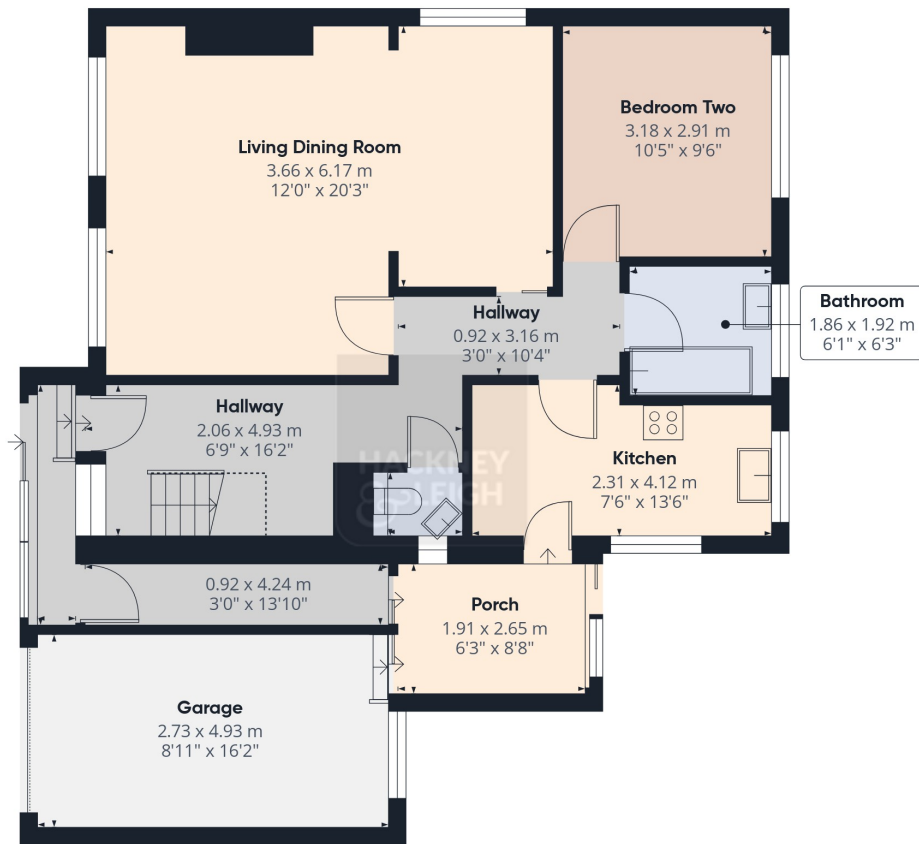
Bedroom Three



Garden



Garden



Floor 1

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