



Warton

£275,000

25 Main Street, Warton, Carnforth, LA5 9NS

Welcome to 25 Main Street, a three-bedroom semi-detached house offering generous accommodation, well-maintained front and rear gardens and countryside views. This property is suited to a range of buyers and offers scope to make it your own, set within the attractive countryside village of Warton.

Quick Overview

- Semi-Detached House
- Two Double Bedrooms & Further Single
- Generous Living Areas
- No Chain Delay
- Suited To Various Buyers
- Sought After Village Location
- Countryside Views
- Well Regarded Schools Nearby
- Off Road Parking
- Ultrafast Broadband Available*



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TBC



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2706



Living Room



Kitchen



Kitchen/Diner



Utility

Enter through the front door into the entrance hall. Situated to the front of the property is the living room, with a front-aspect bay window providing countryside views, along with a feature fireplace. An ideal space to relax or enjoy family time.

Flowing through to the rear of the ground floor, the kitchen/diner is fitted with wall and base units, oven, hob and 1.5-bowl sink with drainer. There is ample space for a dining table and additional furniture. The kitchen/diner provides a practical space for family mealtimes and entertaining, with sliding patio doors opening onto the rear garden and creating a pleasant connection between the indoor and outdoor spaces.

A utility room is located off the kitchen and provides space for a washing machine and tumble dryer, along with further base units and worktop space. There is also direct access to the garden.

On the first floor, bedrooms one and two are both generous and bright, with plenty of space for furniture and views over the front and rear gardens. Bedroom three is a single bedroom, ideal for use as a nursery or home office, and benefits from countryside views to the front.

The property is serviced by the family bathroom, fitted with a bath and overhead shower, WC and wash basin.

Externally, the property boasts well-maintained front and rear gardens. The enclosed rear garden provides a pleasant space to enjoy the outdoors, with a small patio area ideal for al fresco dining, a lawn and mature plants and trees. There is also a shed providing additional storage.

The front garden is predominantly laid to lawn, with further plants and trees, and provides a lovely spot for a bench to enjoy the countryside views on a clear day.

The tranquil village of Warton is perfectly situated just moments from Warton Crag Nature Reserve, offering an abundance of scenic walks right on the doorstep. With a vibrant community spirit, the village hosts a variety of local activities and groups, creating a welcoming and engaging atmosphere. Residents also benefit from two popular public houses, a local brewery, and a highly regarded pre-school and primary school.

Excellent commuter links are available via the nearby market town of Carnforth, which provides a wide range of amenities including independent shops, supermarkets, primary and secondary schools, as well as doctors' and dental surgeries. Carnforth also benefits from a West Coast Main Line railway station and offers swift access to the M6 motorway, making it an ideal location for commuters.

Accommodation with approximate dimensions

Living Room 11' 8" x 12' 2" (3.56m x 3.71m)

Kitchen/Diner 18' 9" x 11' 11" (5.72m x 3.63m)

Utility 5' 7" x 7' 3" (1.7m x 2.21m)

First Floor

Bedroom One 12' x 12' 5" (3.66m x 3.78m)

Bedroom Two 12' 3" x 11' 9" (3.73m x 3.58m)

Bedroom Three 6' 8" x 8' (2.03m x 2.44m)

Bathroom 6' 8" x 7' 6" (2.03m x 2.29m)

Shed

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C - 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 to Warton. Proceed through the Main Street of Warton and the property is located on your left hand side.

What3Words ///acclaim.wizards.cabs

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).



Bedroom One



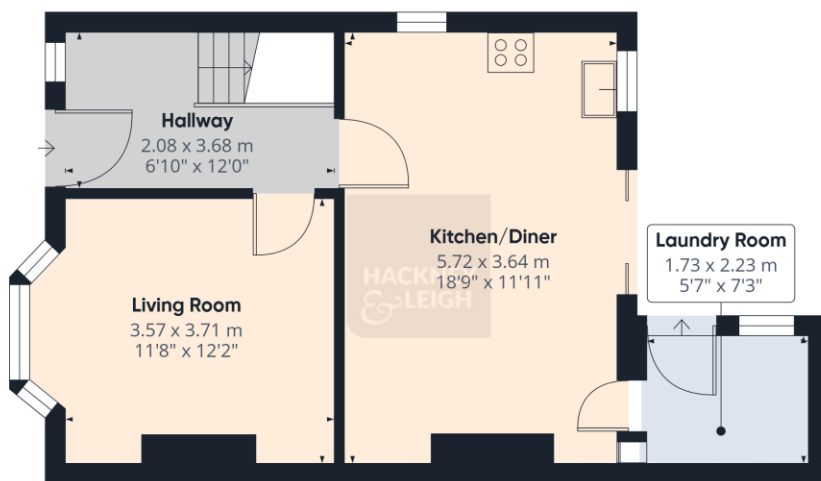
Bedroom Two



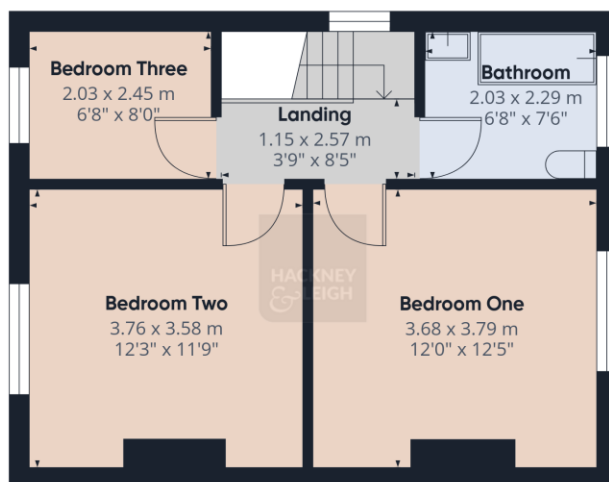
Bedroom Three



Garden



Floor 0



Floor 1



Approximate total area^m
86.1 m²
928 ft²

(1) Excluding balconies and terraces

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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