



Whittington

£220,000

6 The Maltings, Whittington, Carnforth, LA6 2NJ

Welcome to 6 The Maltings, a mid-terrace home in the village of Whittington an easy to maintain and economical to run, offering allocated parking for one vehicle and views across the park to the rear. The property would suit a first-time buyer looking to get onto the property ladder or a couple looking to enjoy village life.

Quick Overview

Well Presented Mid Terrace House
Beautiful Views to the rear
One Allocated Parking space
Great first home
No Chain Delay
Sought After Village Location
Broadband Available



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Broadband
Available



Allocated
Parking

Property Reference: KL3763



Kitchen

Entering through the front door, you arrive in the kitchen, which is fitted with a range of wall and base units. There is space for a fridge and freezer, plumbing for a washing machine, and an integrated oven with a gas hob above. Two front-facing windows provide natural light, and the boiler is also housed here for easy access. Tiled flooring completes the space.

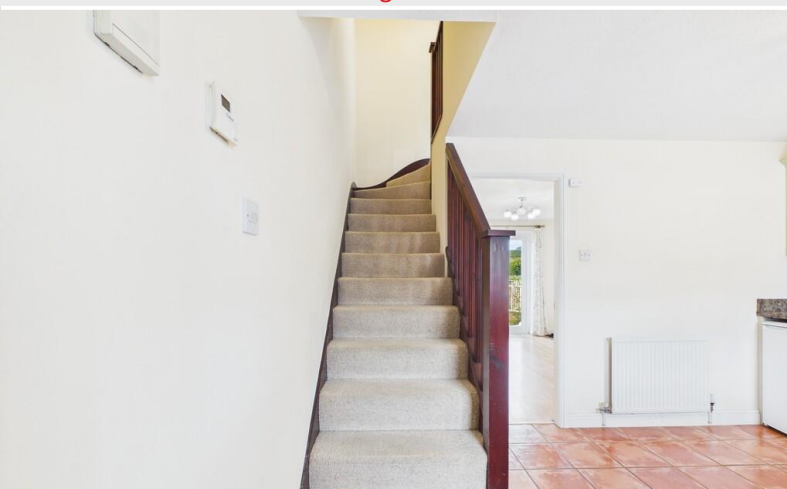
The kitchen leads through to the living room, a good-sized space with oak-effect flooring and useful under-stairs storage. A rear-facing window and patio doors overlook the patio and fields beyond, making the most of the property's outlook.



Living Room

Stairs from the kitchen lead to the first floor, where the landing provides access to the loft and a useful linen cupboard.

Bedroom one is a double room with two rear-facing windows overlooking the fields. Bedroom two is a single room with a front-facing window, which could also be used as a home office or dressing room. The bathroom comprises a three-piece suite, including a WC, wash basin and shower. A frosted front-facing window provides natural light while maintaining privacy.



Stairs

To the rear, the garden is accessed through the living room's patio doors. The patio offers space for outdoor furniture and looks out across the fields. There is scope to make further improvements to the garden to suit your needs.

Kitchen 12' 11" x 9' 2" (3.96m x 2.81m)

Living Room 13' 0" x 12' 9" (3.98m x 3.91m)

Landing 2' 10" x 8' 4" (0.87m x 2.56m)

Bedroom One 13' 0" x 7' 8" (3.97m x 2.35m)

Bedroom Two 6' 6" x 9' 7" (2.00m x 2.94m)

Bathroom 6' 1" x 5' 5" (1.86m x 1.66m)



Bedroom One

Property Information:

Parking: One Allocated Parking Spot

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas central heating

Council Tax: Lancaster City Council, Tax Band- C

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: ///flaunting.rave.remark

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View From Bedroom One



Bedroom Two



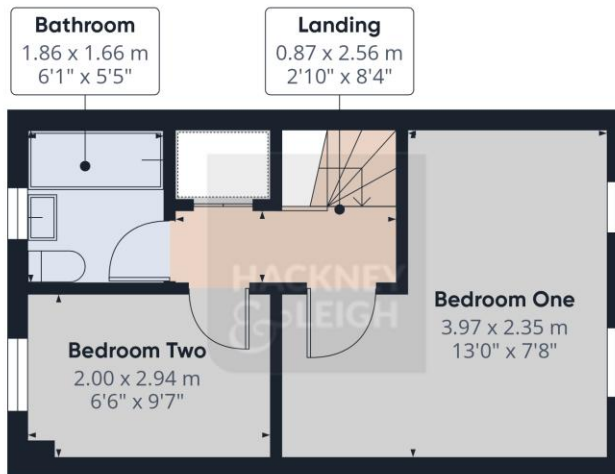
Bathroom



Patio



Floor 0



Floor 1

Approximate total area^m

50.6 m²
544 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.

GIRAFFE360



A thought from the owners...

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