



## Warton

£175,000

14 Grange View, Warton, Carnforth, LA5 9HL

Located in the heart of Millhead close to the market town of Carnforth, this charming property combines character features with modern convenience. Just a short distance from local amenities, schools, and excellent transport links, the home offers two well-proportioned bedrooms, open plan reception rooms, and a rear courtyard garden with the benefit of outhouse storage.

### Quick Overview

Traditional Two Bed Terraced Home  
Open Plan Living Spaces  
Rear Yard And Outhouse Storage  
Popular Residential Location  
Local Schools Within Walking Distance  
New Roof In 2023  
Close To Market Town Amenities  
Nearby Bus, Rail And Motorway Access  
Ideal For First Time Buyers Or Investors  
Superfast Broadband Available\*



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2



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Superfast  
Broadband



On Street  
Parking

Property Reference: C2643



Living Room



Living/Dining Room



Dining Room



Kitchen

Perfectly situated between the charming village of Warton and the market town of Carnforth, Millhead is highly regarded for its strong sense of community and convenient access to amenities and transport links. Warton and Carnforth offers its residents a peaceful lifestyle with fantastic walks on the doorstep while remaining well connected to major cities North and South. With its beautiful surroundings and friendly atmosphere, Carnforth is the perfect place to call home.

Welcome to 14 Grange View, a charming traditional terraced home perfectly positioned in the ever-popular residential area of Millhead.

To the front of the property, there is a quaint seating area which, with a little creativity, could be transformed into a lovely outdoor space to relax and unwind.

Heading into the home and through the entrance hall you are led into a generous open plan living and dining area. This bright and welcoming room benefits from large windows that flood the space with natural light, along with a convenient understairs cupboard providing useful storage.

Flowing through into a well-appointed, light and bright kitchen featuring a range of wall and base units, with the benefit of a built in dishwasher, electric oven and hob with stylish splash back tiling and additional space for freestanding appliances, from the kitchen you lead to the rear porch and into a private walled yard with outhouses adding valuable additional storage. Steps take you up from here out to the back lane.

Upstairs, the property boasts a modern bathroom fitted with a four-piece white suite, including a walk-in shower, WC, hand wash basin with vanity unit, and a bath with shower attachment.

To the front of the home, Bedroom One is a bright and spacious room and has ample space for furnishings. Bedroom Two, overlooking the rear, is a comfortable double bedroom that could also serve perfectly as a home office.

Ideal for first-time buyers and investors alike, this delightful home is expected to attract strong interest. Early viewing is highly recommended to fully appreciate all it has to offer.

## Accommodation with approximate dimensions

**Living Room** 10' 8" x 10' 3" (3.25m x 3.12m)

**Dining Room** 11' 11" x 10' 6" (3.63m x 3.2m)

**Kitchen** 9' 3" x 8' 4" (2.82m x 2.54m)

**Bedroom One** 10' 8" x 13' 7" (3.25m x 4.14m)

**Bedroom Two** 11' 11" x 8' 0" (3.63m x 2.44m)

**Bathroom** 9' 3" x 8' 5" (2.82m x 2.57m)

## Property Information

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

**Council Tax** Lancaster City Council - Band A.

**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 onto Warton Road and continue straight, under the railway bridge toward Millhead. Once you go over the small Canal bridge, take the fourth right onto Grange View, the property is on the right hand side located by our For Sale board.

**What3Words** ///fluffed.crash.removals

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.

**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).



Bathroom



Bedroom One



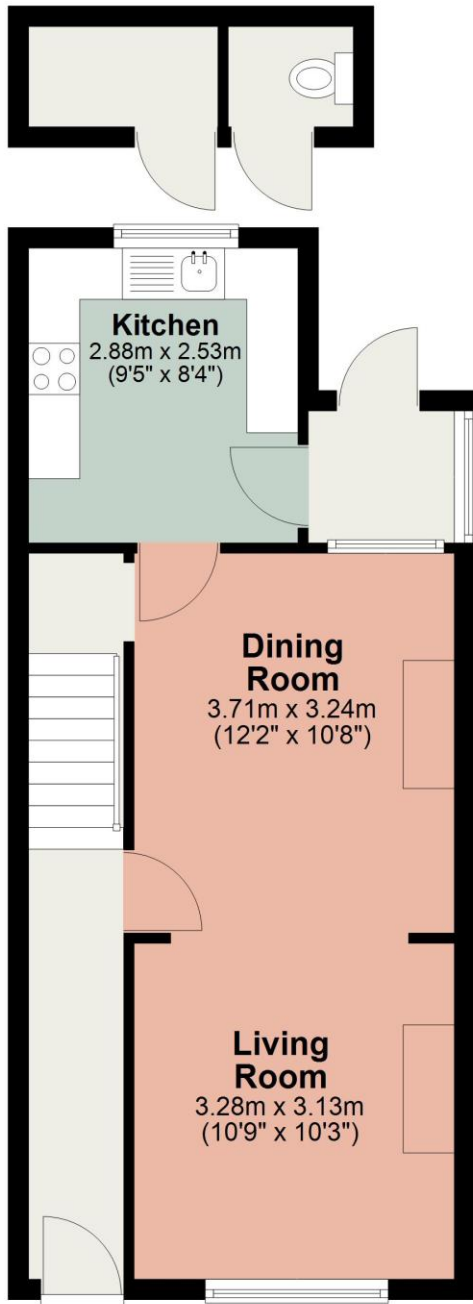
Bedroom Two



Rear Yard and Outhouses

## Ground Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 78.5 sq. metres (845.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

## 14 Grange View, Warton

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