



Warton

£170,000

9 Grange View, Warton, Carnforth, LA5 9HL

Located in the heart of Millhead, close to the market town of Carnforth, this traditional terraced property enjoys a convenient location within easy reach of local amenities, well-regarded schools, and excellent transport links.

The accommodation offers three well-proportioned bedrooms and a spacious open-plan reception room, creating a welcoming and versatile living space. Externally, the property benefits from a rear courtyard garden, useful outhouse storage, and the added advantage of a detached garage.

Quick Overview

Traditional Three Bed Terraced Home
Open Plan Living Spaces
Modern Bathroom Suite
Detached Garage
Rear Yard And Outhouse Storage
Nearby Bus, Rail And Motorway Access
Popular Residential Location
Local Schools Within Walking Distance
Ideal For First Time Buyers Or Investors
Ultrafast Broadband Available*



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Ultrafast
Broadband



On Street Parking
& Garage

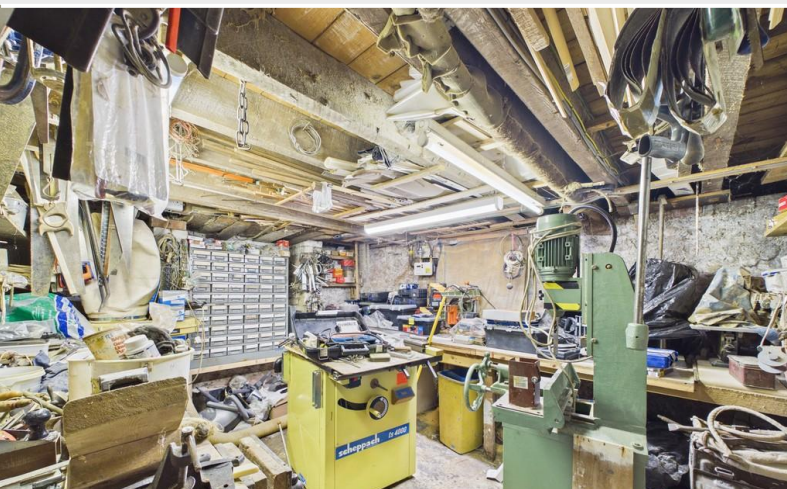
Property Reference: C2698



Living/Dining Room



Kitchen



Cellar



Bathroom

Perfectly positioned between the picturesque village of Warton and the bustling market town of Carnforth, Millhead is a sought-after location, renowned for its welcoming community, excellent local amenities and superb transport links. Residents enjoy a peaceful semi-rural lifestyle with beautiful countryside walks on the doorstep, while remaining well connected to major cities both north and south.

Welcome to 9 Grange View, a charming traditional terraced home situated in this ever-popular residential setting. Offering spacious accommodation across three floors, a cellar workshop, garage and plenty of potential, this delightful property presents an excellent opportunity for first-time buyers, investors or those looking to put their own stamp on a character home.

To the front of the property is a quaint patio seating area which, with a little imagination this could be transformed into an attractive outdoor space to sit, relax and enjoy.

Stepping inside, you are welcomed into a generous open-plan living and dining room. Bright and inviting, this spacious reception area benefits from large windows that fill the room with natural light, creating a warm and comfortable atmosphere. There is also access to the cellar, currently utilised as a practical workshop and storage space.

The accommodation flows through to a well-appointed kitchen fitted with a range of wall and base units. Integrated appliances include an electric oven and gas hob, while a door leads to the rear porch and out to the enclosed walled yard. The useful outhouse benefits from power, lighting and plumbing for a washing machine. Steps from the yard lead up to the rear lane, where a row of garages can be found, with one garage included as part of the property.

The first floor offers a modern shower room, fitted with a walk-in shower, WC and wash hand basin set within a vanity unit. An airing cupboard provides useful storage for towels and bedding. Bedroom One is positioned at the front of the property and is a bright, double room featuring ample built-in storage. Bedroom Two overlooks the rear and is currently arranged as a single bedroom, although it would also make an ideal home office or nursery.

Stairs continue to the second floor where Bedroom Three is another double room with dual-aspect windows, enjoying lovely views towards Warton Crag. Complete with useful eaves storage, this versatile room would also make an excellent hobby room, studio or guest bedroom.

Requiring some cosmetic updating and modernisation, 9 Grange View offers fantastic potential to create a wonderful home tailored to your own tastes. Whether you're taking your first step onto the property ladder or seeking an excellent addition to a growing rental portfolio, this characterful home presents an opportunity not to be missed.

Accommodation with approximate dimensions

Living/Dining Room 23' 6" x 13' 10" (7.16m x 4.22m)

Kitchen 9' 5" x 8' 10" (2.87m x 2.69m)

Rear Porch 4' 4" x 4' 6" (1.32m x 1.37m)

Cellar 11' 2" x 13' 2" (3.4m x 4.01m)

Bedroom One 11' 5" x 11' 8" (3.48m x 3.56m)

Bedroom Two 12' 0" x 6' 6" (3.66m x 1.98m)

Bedroom Three 11' 10" x 11' 1" (3.61m x 3.38m)

Bathroom 9' 3" x 9' 0" (2.82m x 2.74m)

Garage 10' 11" x 19' 1" (3.33m x 5.82m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band B.

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 Keer bridge, take the fourth right onto Grange View, the property is on the right hand side located by our For Sale board.

What3Words ///oval.endearing.obscuring

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 £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).

N.B. Please note that, under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, the seller of this property is a 'Connected Person' as defined by the Act.



Bedroom One



Bedroom Two



Bedroom Three



Garage



Approximate total area⁽¹⁾

119.4 m²

1285 ft²

Reduced headroom

1.8 m²

20 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.

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