



Warton

£350,000

6 Town End Fold, Warton, Carnforth, LA5 9NE

Welcome to this charming home, ideally situated in the sought-after village of Warton. Offering spacious and versatile accommodation, a quaint patio garden and the added convenience of off-street parking, this property presents an excellent opportunity for families and commuters alike.

Warton is a popular village with a strong sense of community and excellent access to a range of amenities. The nearby market town of Carnforth provides a variety of local services, while excellent transport links by road, rail and bus make commuting straightforward.

Quick Overview

- Three Bedroom Detached Home
- Modern Kitchen Diner
- Spacious Living Accommodation
- Private Garden
- No Onward Chain
- Popular Residential Location
- Off Street Parking
- Close To Local Well Regarded School
- Easy Reach Of Market Town Amenities
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2723



Kitchen/Diner



Kitchen/Diner



Living Room



Living Room

6 Town End Fold is beautifully presented family home situated in a desirable village location, offering well-proportioned accommodation, a modern kitchen/diner and a private rear garden.

Step in through the front door in to the entrance vestibule, from here, you are welcomed into the beautiful kitchen/diner, a wonderful space for both family life and entertaining. The kitchen is fitted with a range of integrated appliances including a fridge/freezer, electric oven and microwave, washing machine and dishwasher. A central island features a five-burner hob and extractor hood, while there is also ample space for a dining table, creating a sociable and practical heart of the home.

The inner hall provides access to a downstairs WC with wash hand basin, as well as the spacious living room. Filled with natural light, the living room offers a comfortable place to relax, with doors opening directly onto the rear patio and garden. Upstairs, bedroom one is a lovely bright and spacious room, benefiting from a walk in wardrobe and en-suite bathroom with a wall-hung wash hand basin, WC and walk-in shower.

Bedroom two is a comfortable double bedroom with useful built-in storage, while bedroom three is a single room, ideal for a child's bedroom, home office or dressing room depending on your needs. The family bathroom is fitted with a bath with overhead shower, WC and wash hand basin, with partial wall tiling.

Outside, the property benefits from off-street parking and a useful garden shed and convenient side access leading to the property.

The private rear garden is designed for easy enjoyment, with a patio area bordered by mature hedging and trees, providing a pleasant degree of privacy. There is also space for potted plants and garden seating, making this a lovely spot to relax or entertain during the warmer months.

A fantastic family home combining practical living accommodation, a sociable kitchen/diner and a private garden, all set within a sought-after village location.



Kitchen/Diner



Living Room



Bathroom



Bedroom Three



Bedroom Two



En-Suite

Accommodation with approximate dimensions

Kitchen 15' 6" x 15' 7" (4.72m x 4.75m)

Living Room 15' 6" x 22' 7" (4.72m x 6.88m)

Downstairs WC 3' 1" x 6' 2" (0.94m x 1.88m)

First Floor

Bedroom One 10' 8" x 13' 4" (3.25m x 4.06m)

En-Suite 3' 10" x 7' 6" (1.17m x 2.29m)

Wardrobe 4' 8" x 5' 9" (1.42m x 1.75m)

Bedroom Two 9' 1" x 13' 2" (2.77m x 4.01m)

Bedroom Three 6' 2" x 13' 7" (1.88m x 4.14m)

Bathroom 5' 1" x 8' 1" (1.55m x 2.46m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band D.

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 Carnforth, take the road towards Warton. Before entering the village, turn left up Sand Lane, and immediately right into Town End Fold. Follow the road round the right and the property is the first one on your right.

What3Words ///calculate.nuance.direct

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





Garden



Garden

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

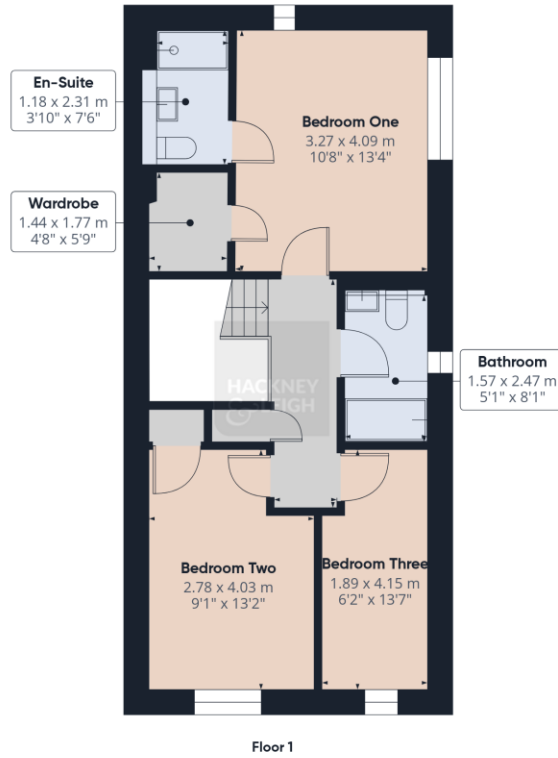
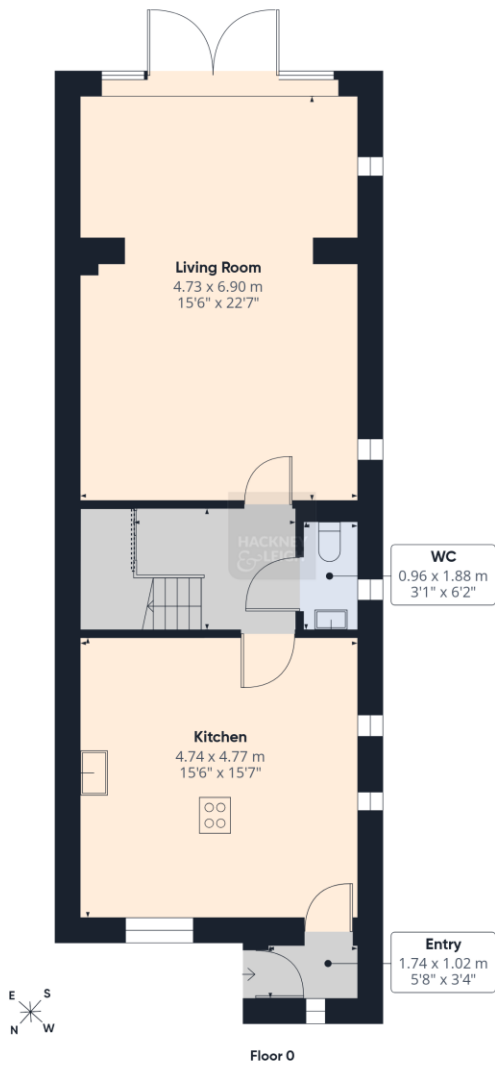


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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



Approximate total area^m
113.3 m²
1219 ft²

Reduced headroom
0.1 m²
1 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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