



Warton

£220,000

3 Moss Bank Place, Warton, Carnforth, LA5 9RG

A beautifully presented two-bedroom mid-terrace home, offering bright and modern open-plan living spaces designed for comfort and ease. Ideal for first-time buyers or those looking to downsize, the property provides a well-balanced layout with generous room proportions and practical features throughout. Ready to move into and thoughtfully maintained.

Quick Overview

Mid-Terrace House
Two Double Bedrooms
Open Plan Living Spaces
Move-In Ready Condition
Close to Local Amenities
Ideal for First-time Buyers
Sought After Village Location
Easy to Maintain Garden
Two Allocated Parking Space
Superfast Broadband Available



2



2



1



B



Superfast
Broadband



Allocated
Parking Spaces

Property Reference: C2642



Living Room



Living Room



Kitchen



Kitchen

Warton is a charming and well-connected village that offers a perfect blend of rural appeal and everyday convenience. Surrounded by picturesque countryside, it provides access to a range of scenic walking routes right on the doorstep. The village itself benefits from a selection of local cafés, traditional pubs, and essential amenities, while nearby towns offer a wider choice of shopping and leisure facilities. With well-regarded schools in the area and strong transport links to surrounding towns and cities, Warton is an increasingly popular choice for buyers seeking a balance between peaceful living and accessibility.

Step through the front door into a welcoming entrance hall, leading into a spacious open-plan kitchen and living area. This bright and versatile space features a front-aspect window and is perfect for both relaxing and entertaining. The contemporary kitchen is fitted with a range of wall and base units with complementary worktops, an integrated fridge/freezer, a four-ring gas hob with oven and extractor, and a 1.5 stainless steel sink with drainer. A rear-aspect window overlooks the garden, with a door providing direct access outside. A convenient downstairs WC and useful under-stairs storage cupboard complete the ground floor.

Upstairs, the first floor offers two generously sized double bedrooms. Bedroom one enjoys a peaceful rear aspect, while bedroom two benefits from a front-aspect window and built-in storage cupboard. The family bathroom is fitted with a bath and overhead shower, WC, and wash basin, finished in a clean and modern style.

Externally, the property features a low-maintenance rear garden with a combination of patio and decking, ideal for outdoor dining or relaxing in the warmer months. The home also benefits from two allocated parking spaces located in the rear car park for added convenience.



Kitchen



Bedroom One



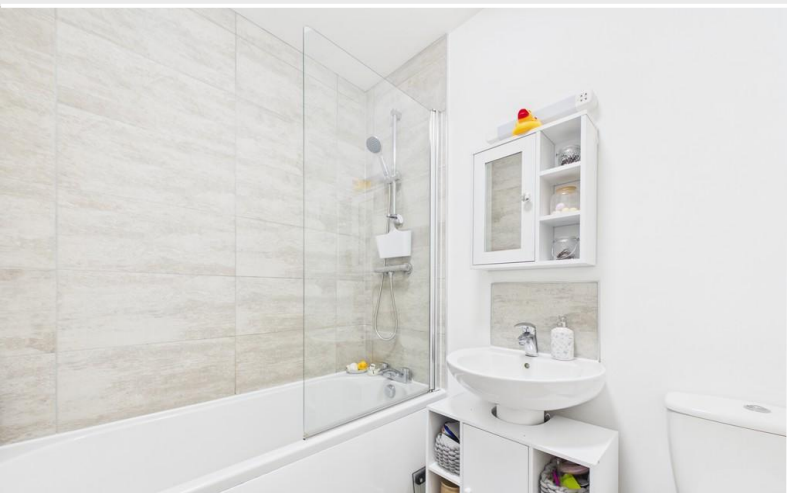
Bedroom One



Bedroom Two



Bedroom Two



Bathroom

Accommodation (with approximate dimensions)

Entrance Hall 4' 3" x 5' 9" (1.3m x 1.75m)

Kitchen/Living Area 10' 10" x 26' 1" (3.3m x 7.95m)

Downstairs WC 3' 2" x 5' 8" (0.97m x 1.73m)

First Floor Landing 3' 9" x 4' 10" (1.14m x 1.47m)

Bedroom One 14' 3" x 9' 6" (4.34m x 2.9m)

Bedroom Two 10' 10" x 10' 2" (3.3m x 3.1m)

Bathroom 7' 8" x 5' 9" (2.34m x 1.75m)

Property Information

Tenure Leasehold. Subject to the remainder of a 125 year lease dated the 30th October 2020. A copy of the lease is available for inspection at the office.

The service charge is currently £42.93 per month, and covers the below:

- Building insurance
- Accountancy fees
- Pest control services
- Fly tipping removal
- Management fee
- Sinking fund

Services Mains gas, water and electricity.

Council Tax Band B - Lancaster City Council.

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 until you reach 'The Nib' pub on your right. Once you reach 'The Nib', turn right onto Moss Bank Place, number 3 is located at the front on the right, use the small lane to access.

What3Words ///rejects.gives.darts

Viewings Strictly by appointment with Hackney & Leigh.



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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Approximate total area^m
 65.3 m²
 702 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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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).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 02/04/2026.