23 Grange View, Warton,
Carnforth, LA5 9HL

23, Grange View, Warton, Carnforth

The property at a glance

3 1 1

- Unique Detached Property
- Impressive Open Plan Kitchen / Dining & Utility
- Spacious Lounge
- Three Bedrooms & Loft Room
- Driveway & Gardens
- Stunning Location
- Tenure: Freehold
- Council Tax Band: D
- EPC: C

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£375,000

Get to know the property

Located in the lovely area of Grange View, Warton, Carnforth, this delightful detached house offers a perfect blend of comfort and style. This beautiful home is ready for you to move in and start creating memories.

As you step inside, you will be greeted by an open-plan ground floor that maintains a sense of separation, allowing for both social gatherings and quiet moments. The bay-fronted reception room is a standout feature, providing a bright and inviting space to relax while enjoying stunning views over Morecambe Bay and Warton Crag. The fitted kitchen is equipped with high-quality Neff appliances and conveniently connects to a utility room, making daily tasks a breeze.

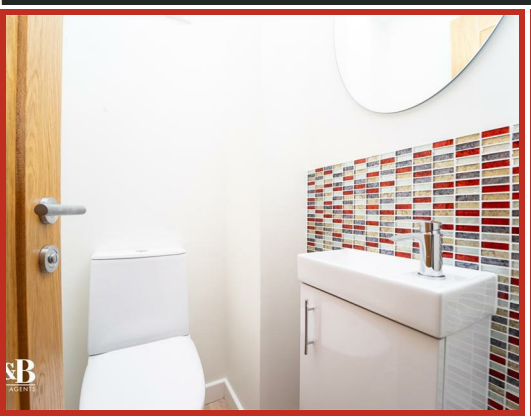
The property boasts three well-proportioned bedrooms, each offering ample space for rest and relaxation. The modern three-piece bathroom suite, complete with a Grohe shower, adds a touch of luxury to your daily routine. The loft has been converted to what could be used as a paly room or office.

Outside, the low-maintenance rear garden provides a perfect retreat for enjoying the fresh air without the hassle of extensive upkeep. This home is not just a property; it is a lifestyle choice, offering breathtaking views and a welcoming atmosphere in a sought-after location.

Whether you are a first-time buyer or looking to downsize, this stunning home in Warton is an opportunity not to be missed. Come and experience the charm and comfort it has to offer.

*Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.



Porch
5 x UPVC double glazed windows, central heating radiator, 1 x spot light points, UPVC double glazed door, laminate floor, composite frosted door to hall.

Reception Room 1
UPVC double glazed bay window, central heating radiator, 10 x spot light points, wall mounted fire, laminate floor, stairs to first floor with recessed lighting, open to kitchen .

Kitchen
UPVC double glazed window, central heating radiator, 12 x spot light points, high gloss wall and base units, granite worktops and splash back, composite sink with mixer tap, 2 x high rise Neff double electric oven, 4 ring Neff induction hob, built-in extractor fan, integral dishwasher, integral fridge freezer, hidden bin store, laminate floor, UPVC double glazed French doors to rear, door to utility.

Utility
UPVC double glazed window, UPVC double glazed frosted high gloss units, granite worktop and splash back, composite sink with mixer tap, laminate floor, Worcester combi boiler, central heating radiator, door to WC, composite door to rear, 4 x spot light points.

W/C
Central heating vertical radiator, tile splash back, 2 x spot light points, extractor fan, dual flush WC, wall mounted vanity top with mixer tap, laminate floor.

Landing
UPVC double glazed window, central heating vertical radiator, smoke alarm, doors to bedrooms 1,2, 3 and bathroom, stairs to ground floor.

Bathroom
UPVC double glazed window, 3 x spotlight points, extractor fan, central heating towel radiator, full tile walls, dual flush WC, wall mounted vanity top sink with mixer tap, LED mirror, direct feed rainfall shower with rinse head, tile floor.

Bedroom 1
UPVC double glazed window, central heating radiator, built-in sliding door wardrobes and built-in storage around the bed.

Bedroom 2
UPVC double glazed window, central heating radiator, loft access.

Bedroom 3
UPVC double glazed window, central heating radiator, lino floor.

Loft
3 x double glazed windows, 2 x central heating radiator, smoke alarm, access to eaves.

Front
Stones, flagged, concrete driveway.

Rear
Flagged area with stones.

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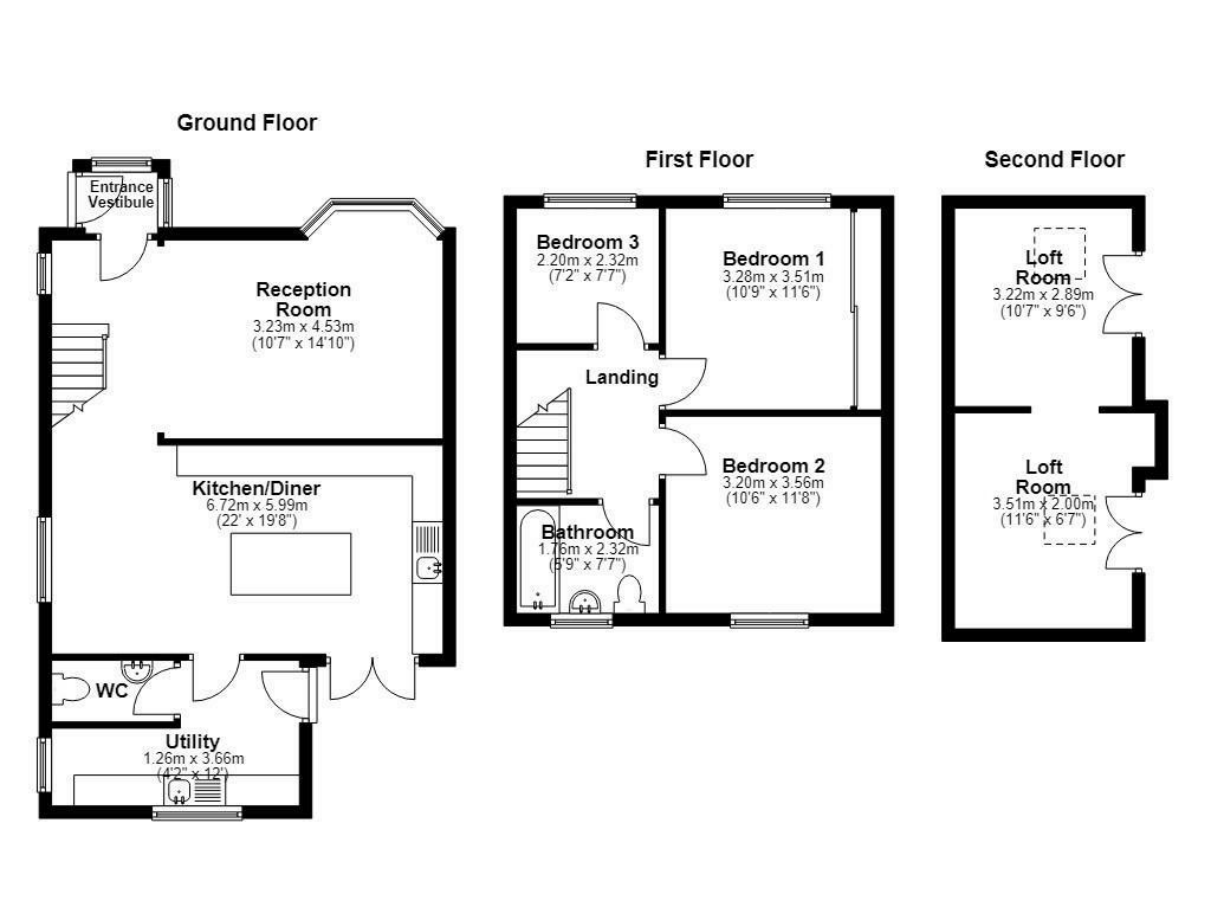
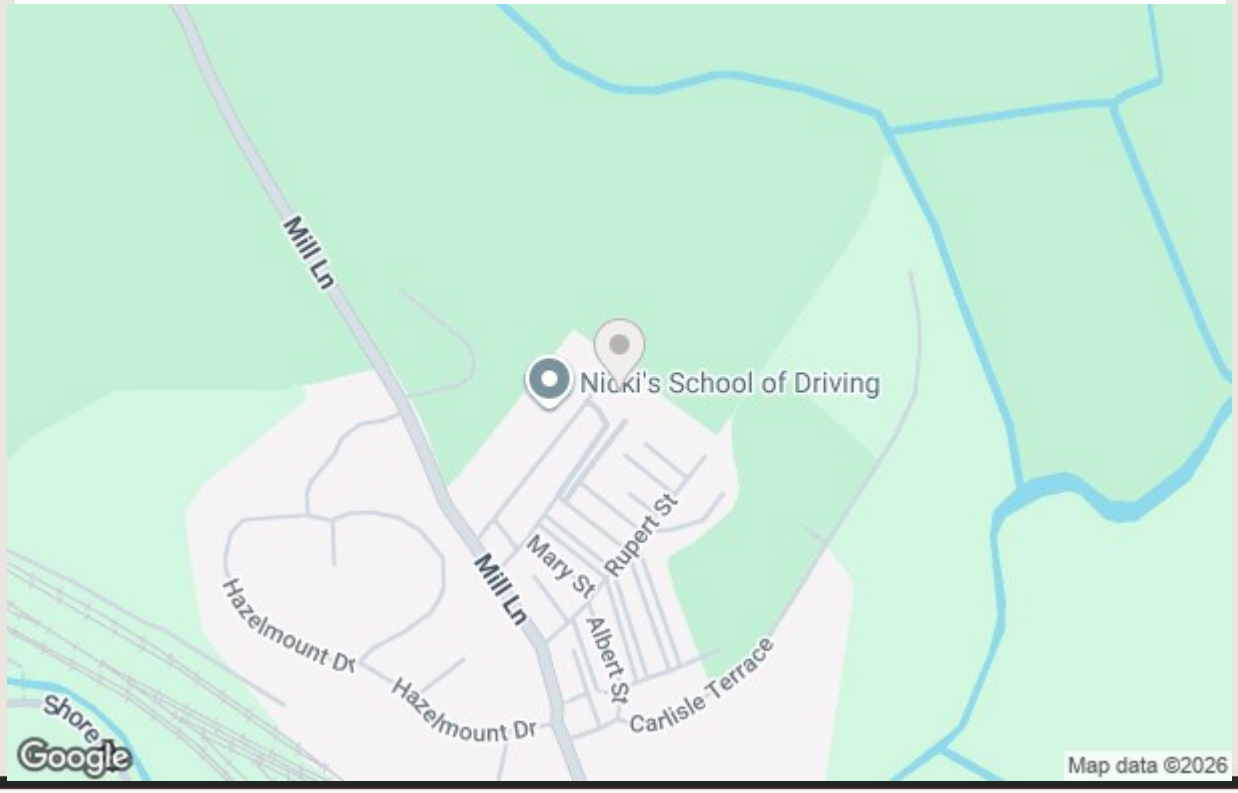
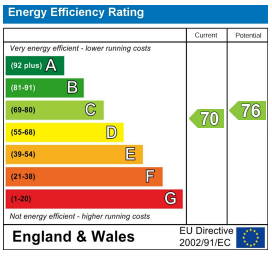
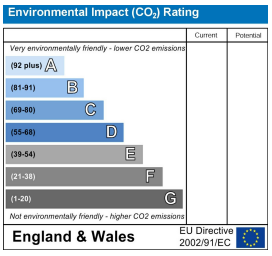
Take a nosey round









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