



## Warton

£225,000

5 Washington Drive, Warton, Carnforth, LA5 9RA

Nestled in a quiet cul-de-sac within a charming village setting, this versatile home offers different living configurations, making it ideal for first-time buyers or families.

Highlights include a garage with off-street parking, patio doors opening to an enclosed rear garden and elevated views. Conveniently close to local amenities and transport links.

### Quick Overview

Quiet Cul-de-Sac Village Location  
Garage and Off Street Parking  
Perfect First Time Buy or Family Home  
Close to Local Amenities and Transport Links  
Elevated Far Reaching Views  
Choice of Living Configurations  
Patio Doors Leading to an Enclosed Rear Garden  
Superfast Broadband Available\*



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Ultrafast\*  
Broadband



Garage & Off  
Road Parking

Property Reference: C2567



Front Garden



Family Room



Living Room



Kitchen

The tranquil village of Warton is located within moments of Warton Crag nature reserve providing a vast array of walks on the doorstep. The village has a busy and active community with two popular public houses, local brewery and a well regarded primary school. The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets, a secondary school, doctors, dentist along with handy West Coast railway station and quick road access to the M6 motorway in minutes.

Step into the welcoming family/sitting room, complete with an gas wall heater and a useful under-stairs cupboard. Stairs rise ahead, and to the left is a versatile room currently used as a utility space, which could easily serve as a home office or playroom.

Continuing up the stairs, you'll arrive at the bright living room, featuring a charming wood-burning stove as its focal point and patio doors opening onto the enclosed rear garden.

Back in the hallway, the kitchen lies to the left and also offers access to the garden. It boasts a range of wall and base units with worktops, integrated wine and plate racks, a stainless steel one and a half bowl sink with drainer, and a range-style cooker with a five-ring gas hob and extractor hood. There's space and plumbing for a washing machine and room for an upright fridge freezer.

Upstairs, you'll find two double bedrooms and one single. The main bedroom benefits from a walk-in wardrobe. The bathroom is stylishly appointed with a modern P-shaped bath featuring an overhead shower and screen, a pedestal wash basin, a W.C., tiling, and a contemporary ladder-style heated towel rail.

The rear enclosed garden enjoys elevated countryside views stretching over rooftops towards Hynning Woods and beyond. The front garden is low-maintenance and includes a driveway and integral garage. The tiered rear garden also features a patio area, lawn, rockery, and gated pedestrian access down the side of the property.

## Accommodation (with approximate dimensions)

**Family Room** 14' 2" x 13' 3" (4.32m x 4.04m)

**Study** 8' 8" x 8' 4" (2.64m x 2.54m)

**Living Room** 14' 1" x 12' 4" (4.29m x 3.76m)

**Kitchen** 11' 5" x 9' 10" (3.48m x 3m)

**Garage** 18' 4" x 11' 4" (5.59m x 3.45m)

**Bedroom One** 18' 3" x 9' 9" (5.56m x 2.97m)

**Bedroom Two** 11' 10" x 8' 6" (3.61m x 2.59m)

**Bedroom Three** 11' 7" x 8' 0" (3.53m x 2.44m)

**Bathroom**

## Property Information

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

**Council Tax Band B** Lancaster City Council

**Services** Mains gas, electricity, water and drainage.  
Superfast broadband available.

**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 and follow the road out towards Warton. Proceed through the Main Street of Warton, passing the right hand turn into Borwick Lane. Take the left hand turning into Croftlands, take your first left onto Washington Drive and the property is located on your left hand side.

**What3Words** ///hypocrite.loft.behalf

**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 £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).



Bedroom One



Bedroom Two



Rear Garden



Elevated Views

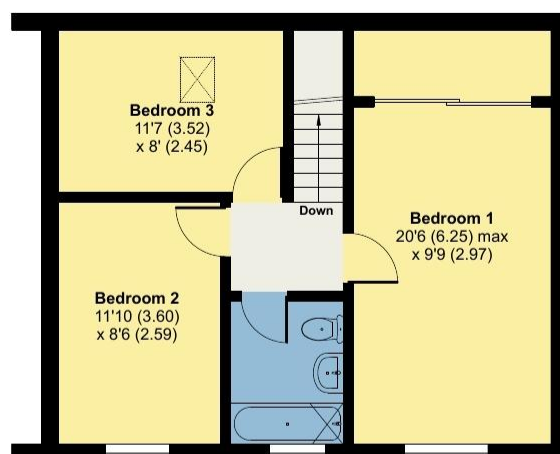
# Washington Drive, Warton, Carnforth, LA5

Approximate Area = 1089 sq ft / 101.1 sq m

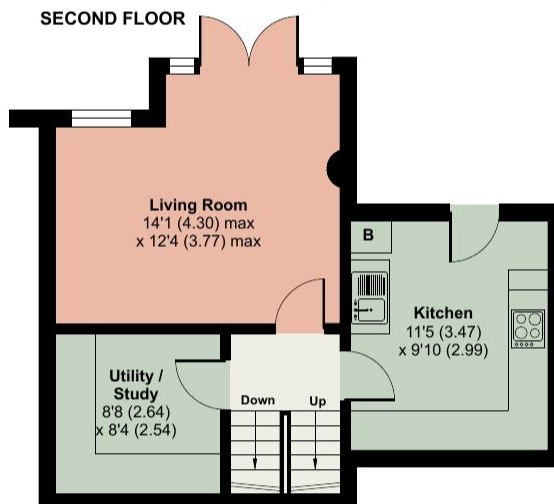
Garage = 207 sq ft / 19.2 sq m

Total = 1296 sq ft / 120.3 sq m

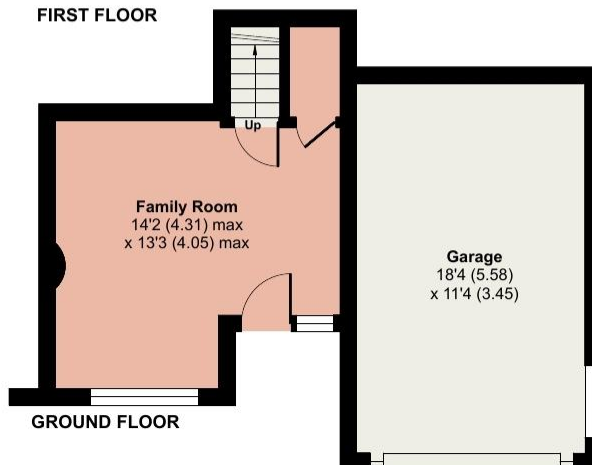
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1333545

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