



Warton

£315,000

20 Westbourne Road, Warton, Carnforth, LA5 9NP

A deceptively spacious semi-detached bungalow offering versatile and well-proportioned living accommodation. The property features two bedrooms, two reception rooms, and provides flexible space to suit a variety of lifestyles. Outside, the delightful and well-established low-maintenance garden is a particularly appealing feature, offering an attractive outdoor space with minimal upkeep. Combining comfortable accommodation with charming surroundings, this is a wonderful home that must be viewed to be fully appreciated.

Quick Overview

Semi-Detached Bungalow
Versatile Living Accommodation
Low Maintenance Rear Garden
Garage And Off Street Parking
Desirable Village Location
Scenic Walks From The Doorstep
Close To Transport Links
Well Regarded Schools Nearby
Easy Reach Of Amenities
Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Street
Parking

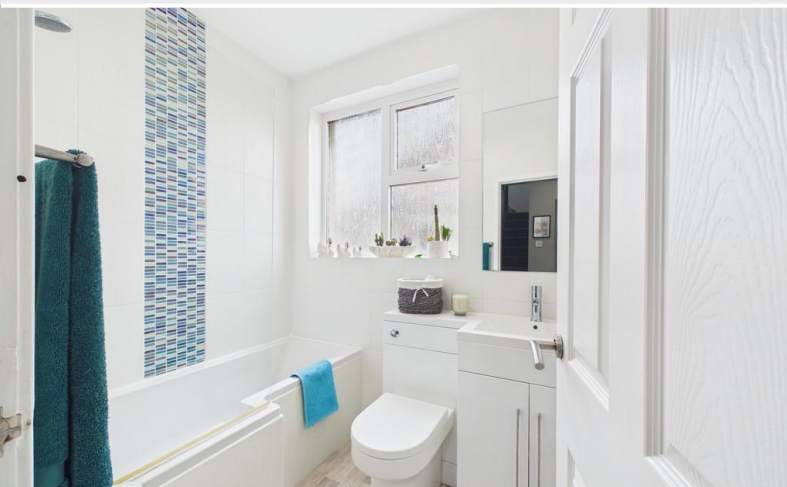
Property Reference: C2674



Living Room



Dining Room



Bathroom



Kitchen

Surrounded by scenic countryside walks and a welcoming community, this property perfectly combines rural charm with a sense of village life making it an opportunity not to be missed.

The tranquil village of Warton is ideally positioned just moments from the Warton Crag Nature Reserve, offering an abundance of scenic walks right on the doorstep. The village has a vibrant community, with ample local activities and groups. It also boasts two popular public houses, a local brewery, and a well-regarded pre-school and primary school. Excellent commuter links are provided by the nearby market town of Carnforth, which offers a wide range of amenities including local shops, supermarkets, primary and secondary school, doctors and dental surgeries, a convenient West Coast mainline railway station, and swift road access to the M6 motorway within minutes.

Step inside and immediately appreciate the generous living space this charming home has to offer. To the front of the property, the cosy living room features a large bay window that floods the room with natural light while providing an attractive outlook over the front garden. To the rear, a versatile second reception room is currently utilised as a dining room and benefits from patio doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

The well-presented kitchen is fitted with a range of shaker-style units, complemented by coordinating worktops. Integrated appliances include an electric oven, hob, and dishwasher, while there is also space for additional freestanding appliances. A door provides convenient access to the rear garden.

The family bathroom is fitted with a contemporary white three-piece suite comprising a bath with overhead shower, WC, and wash hand basin set within a vanity unit.

Bedroom Two is located on the ground floor and has a light and airy feel from the bay window that overlooks the front garden. Upstairs, the landing offers an excellent range of built-in storage and leads to the spacious principal bedroom, a bright and airy room with ample space for freestanding furniture. Adjacent to the bedroom is a useful dressing area, which could also be utilised as a home office. This in turn leads to a further bathroom fitted with a shower cubicle, WC, and vanity wash hand basin.

Externally, the property benefits from a low-maintenance front garden with attractive border planting, together with a driveway providing off-road parking and access to the garage. The rear garden features a patio area, raised planted beds filled with a variety of flowers and shrubs, and plenty of



Living Room



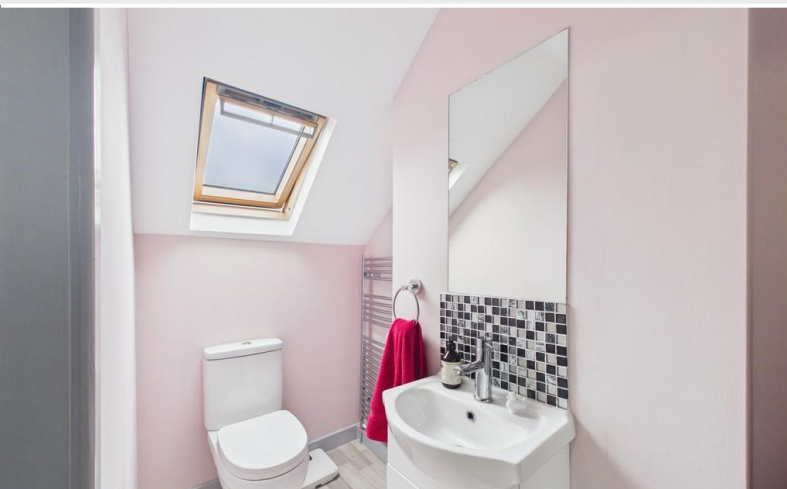
Kitchen



Bedroom Two



Landing



Bathroom



Dressing Room

space to create relaxing seating and entertaining areas.

Accommodation with approximate dimensions

Living Room 12' 10" x 15' 1" (3.91m x 4.6m)

Dining Room 9' 2" x 12' 6" (2.79m x 3.81m)

Kitchen 11' 6" x 10' 4" (3.51m x 3.15m)

Bedroom One 10' 6" x 15' 5" (3.2m x 4.7m)

Bedroom Two 8' 10" x 9' 6" (2.69m x 2.9m)

Dressing Room 5' 7" x 9' 6" (1.7m x 2.9m)

Garage 9' 2" x 18' 1" (2.79m x 5.51m)

Property Information

Council Tax Lancaster City Council - Band C.

Tenure Freehold (Vacant possession upon completion).

Services Mains electricity, water and drainage.

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. Westbourne Road is located on your left hand side as you enter the village, and number twenty can be located on the right hand side as you turn onto the road.

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

What3words ///trap.flitting.warmers

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Bedroom One



Garden



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@hackney-leigh.co.uk



Imogen Milliard

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Beth Woods

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
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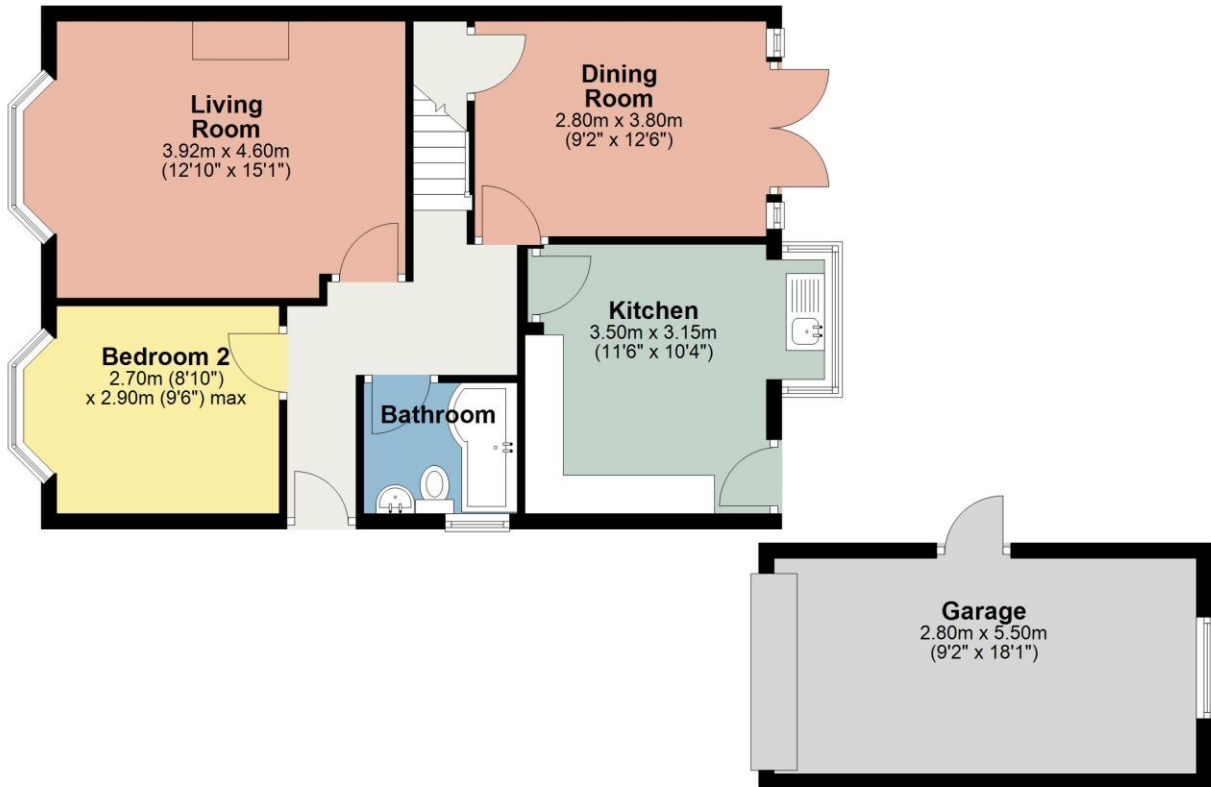


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Ground Floor

Approx. 76.3 sq. metres (821.3 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



Total area: approx. 107.4 sq. metres (1156.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

20 Westbourne Road, Warton

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