



Warton

£225,000

18 Westover Avenue, Warton, Carnforth, LA5 9QS

18 Westover is a well-proportioned true bungalow, ideally situated in a sought-after village location. Offering two bedrooms and a good sized rear garden, this property presents excellent potential for adaptation and modernisation.

With plenty of scope to upgrade, this home would make an ideal project for first-time buyers, people looking to downsize, or families looking to create a property tailored to their needs.

Quick Overview

- Semi-Detached Bungalow
- Two Double Bedrooms
- Potential To Update And Upgrade
- Off Street Parking and Garage
- Popular Residential Location
- Array Of Nearby Local Walks
- Easy Reach Of Amenities
- Local Well Regarded School
- Perfect First Time Buy Or Downsize
- Superfast Broadband Available*



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Superfast
Broadband



Drive way and
Garage

Property Reference: C2664



Living Room



Kitchen



Bedroom One



Bathroom

The tranquil village of Warton is perfectly situated just moments from Warton Crag Nature Reserve, offering an abundance of scenic walks right on the doorstep. With a vibrant community spirit, the village hosts a variety of local activities and groups, creating a welcoming and engaging atmosphere. Residents also benefit from two popular public houses, a local brewery, and a highly regarded pre-school and primary school.

Excellent commuter links are available via the nearby market town of Carnforth, which provides a wide range of amenities including independent shops, supermarkets, primary and secondary schools, as well as doctors' and dental surgeries. Carnforth also benefits from a West Coast Main Line railway station and offers swift access to the M6 motorway, making it an ideal location for commuters.

Upon entering the property, all well-appointed rooms are easily accessible. The generously sized living room is positioned at the front of the home, while the kitchen is located to the rear. The kitchen currently comprises a range of wall and base units with splashback tiling, space for freestanding appliances, and direct access to the garden.

Bedroom One is double in size and overlooks the rear garden and benefits from built-in wardrobe storage. Bedroom Two, situated at the front of the property, is a comfortable double room.

The bathroom is designed with accessibility in mind and features a walk-in shower, pedestal wash hand basin, and WC.

Externally, the front garden is laid with decorative stone and patio, complemented by mature borders, and includes a driveway leading to the garage. The rear garden is predominantly laid to lawn, offering an excellent space for outdoor entertaining.

While the property would benefit from updating and upgrading, it presents a fantastic opportunity to create a home tailored to your own style and preferences. As a true bungalow, the property offers excellent potential to create additional living space, subject to the necessary planning permissions and consents.

Accommodation with approximate dimensions

Living Room 16' 11" x 11' 0" (5.16m x 3.35m)

Kitchen 12' 0" x 10' 4" (3.66m x 3.15m)

Bedroom One 11' 6" x 10' 6" (3.51m x 3.2m)

Bedroom Two 10' 11" x 9' 10" (3.33m x 3m)

Bathroom 6' 10" x 6' 2" (2.08m x 1.88m)

Garage

Property Information

Council Tax Lancaster City Council – Band C.

Tenure Freehold (Vacant possession upon completion).

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 the Hackney & Leigh Carnforth office, pass through Millhead and enter Warton. Continue along Main Street and turn right onto Borwick Lane then take the first right into Back Lane. Take the first left onto Westover Avenue, follow the road, taking the next left and the property is located on your right-hand side towards the end of the cul-de-sac.

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

What3words ///promises.winks.degrading

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N.B. There will be no property information form provided by the executors.

We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion. The buyer will be responsible for the first registration and this will incur additional costs.



Bedroom Two



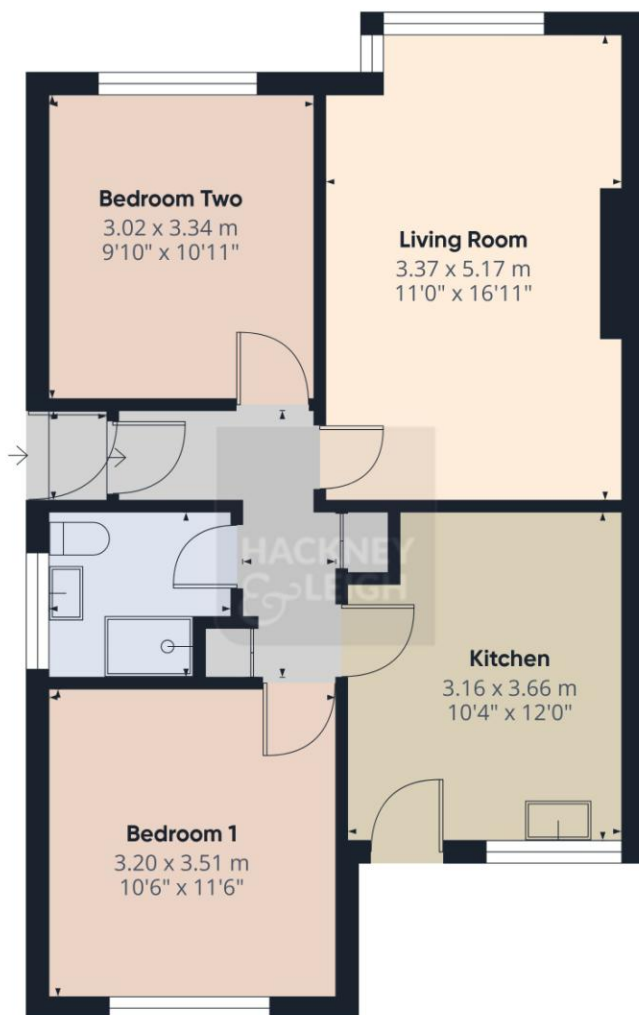
Garage and Garden



Garden



Rear Garden



Approximate total area⁽¹⁾

59.7 m²
643 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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