



Warton

£260,000

30 Warton Grange Close, Warton, Carnforth, LA5 9FH

30 Warton Grange Close is part of an exceptional development located in the sought after village of Warton. Built in 2021, this attractive semi-detached home offers modern, low-maintenance living with a countryside feel, making it an ideal choice for first-time buyers, couples or those looking to downsize. With two double bedrooms, open-plan living and a pleasant rear garden, this is a home that offers both comfort and practicality, with approximately five years remaining on its Checkmate warranty.

Quick Overview

- Semi-Detached House
- Two Double Bedrooms
- Open Plan Living Spaces
- Move-In Ready Condition
- Suited To Various Buyers
- Sought After Village Location
- Excellent Transport Links
- Scenic Walks Nearby
- Off Road Parking
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2730



Kitchen



Kitchen



Living Room



Kitchen/Living Area

Warton is a popular and well-connected village offering a strong sense of community alongside everyday convenience. With a selection of local shops, well regarded schools and local amenities, as well as easy access to nearby transport links and surrounding countryside, it provides the perfect balance of village charm and practical living.

Stepping inside, the open-plan kitchen and living area creates a welcoming space for everyday living and entertaining. The modern kitchen is fitted with a range of wall and base units, complementary worktops and integrated appliances, including an oven, induction hob with extractor hood, fridge/freezer, dishwasher and a washer-dryer. A front-facing window allows natural light to fill the space.

The kitchen flows into the living area, providing a comfortable spot to unwind at the end of the day or enjoy time with family and friends. Bi-folding doors open onto the rear garden, creating a lovely connection between inside and out, perfect for enjoying warmer days. An under-stairs cupboard provides useful storage, while a ground floor WC adds convenience.

Upstairs, there are two generous double bedrooms. The principal bedroom enjoys views over the rear garden towards the surrounding countryside, offering a pleasant outlook to wake up to, while bedroom two benefits from a front-facing window and a useful storage cupboard. The bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash basin. The loft is boarded which is ideal for further storage.

Outside, the rear garden offers a lovely space to enjoy the outdoors, with a patio area ideal for morning coffee or al fresco dining. Stone chippings, mature trees and planted borders add interest, while a further seating area at the bottom of the garden provides another spot to sit back and relax. Off-road parking, with a communal EV charging port, complete this appealing home, which combines contemporary living with the benefits of a village setting.

Accommodation (with approx. dimensions)

Kitchen/Living Area 12' 9" x 24' 4" (3.89m x 7.42m)

Downstairs WC 2' 9" x 4' 7" (0.84m x 1.4m)

First Floor

Bedroom One 12' 9" x 8' 8" (3.89m x 2.64m)

Bedroom Two 12' 8" x 9' (3.86m x 2.74m)

Bathroom 5' 11" x 7' (1.8m x 2.13m)

Property Information

Tenure Freehold (Vacant possession upon completion).

A service charge is payable to Trinity Estates Property Management of approx. £431.22 per annum for general maintenance/upkeep.

Council Tax Band B - Lancaster City Council.

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 turn left onto Warton Road and continue towards Warton for approx 1 mile, turn right onto Farleton Close then bear right onto Warton Grange Close, turn left at the green and the property is tucked away in the corner.

What3Words ///lunge.shoelaces.sadly

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 £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).



Bedroom One



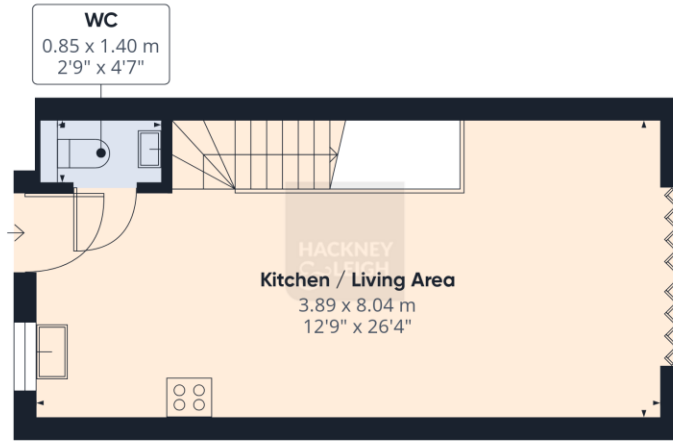
Bedroom Two



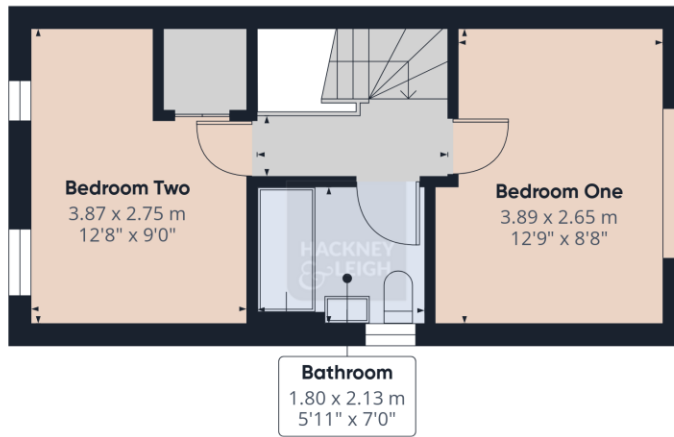
Bathroom



Garden



Floor 0



Floor 1



Approximate total area^m
61.4 m²
661 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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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 12/10/2026.