



Warton

£249,950

19 Westbourne Road
Warton
Carnforth
Lancashire
LA5 9NP

Are you looking for a property where all the work has been done for you? New Wiring, new central heating system, new bathroom, new ensuite, new kitchen, fresh paint work and new carpets throughout?

The current vendors have not left a stone unturned. With three good-sized bedrooms, a spacious lounge and excellent high gloss dinner kitchen with brand new appliances, are just some of the delights to be found in this fantastic bungalow. Detached garage, secure rear garden and new tarmacked driveway with ample off road parking. No chain.

Property Ref: C2107

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Living Room



Kitchen



First Floor Landing

Location From the Hackney & Leigh Carnforth Office, turn left and proceed out of Carnforth towards Warton. On entering the Village of Warton, take the first turning on the left into Westbourne Road, where the property is situated on the right hand side and can be located by our for Sale sign.

Accommodation (with approx dimensions)

Entrance Hall Entered via a PVCu double glazed door, this leads into a light and bright Entrance Hall. With built in storage cupboard housing a new consumer unit, downlighters, newly laid carpet and a radiator, with stairs leading to the first floor.

Living Room 16' 11" x 11' 7" (5.16m x 3.53m) Fitted with a feature wall mounted electric fireplace and a PVCu double glazed bay window. With coving to the ceiling, newly laid carpet and a radiator.

Kitchen 10' 3" x 11' 4" (3.12m x 3.45m) Fitted with a brand new high gloss kitchen, with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a Beko four ring gas hob with an Elica extractor hood, a Beko high level cooker, a Beko slim line dishwasher and Beko fridge freezer. Fitted with a PVCu double glazed window showcasing views towards Warton Crag, a PVCu double glazed providing access to the rear garden, downlighters, newly laid lino flooring and a radiator.

Dining Room 12' 6" x 9' 2" (3.81m x 2.79m) Fitted with a feature PVCu double glazed sliding door, leading into the Conservatory. With a useful under-stair storage cupboard, coving to the ceiling, newly laid carpet and a radiator.

Conservatory 10' 11" x 9' 5" (3.33m x 2.87m) Of a PVCu double glazed construction, with a new insulated roof and doors leading into the rear



Kitchen



Dining Room



Bedroom One



En-Suite



Bedroom One

garden. With views overlooking the garden towards Warton Crag and newly laid carpet, this provides the perfect peaceful place to sit with your morning coffee and enjoy the surrounding views.

Bedroom Three 9' 6" x 8' 11" (2.9m x 2.72m) Fitted with a PVCu double glazed bay window, coving to the ceiling, newly laid carpet and a radiator.

Bathroom Fitted with a brand new three piece suite consisting of a WC and a wash hand basin set in a bathroom cabinet, and a bath fitted with a Triton shower over, glass shower screen and tiled surround. With a PVCu double glazed frosted window, wall mounted mirror, downlighters, an extractor fan a heated towel rail and tiled flooring.

First Floor Landing Stairs lead to a spacious First Floor Landing. Fitted with a range of built in wardrobes with sliding mirrored doors and hanging rail, with further access to eaves storage, housing an Ideal gas central heating boiler. With downlighters and newly laid carpet.

Bedroom Two 10' 0" x 10' 0" (3.05m x 3.05m) Fitted with a Velux double glazed window providing rooftop views across the surrounding countryside. With a downlighter, access to eaves storage, newly laid carpet and a radiator.

Bedroom One 15' 3" x 10' 7" (4.65m x 3.23m) Fitted with a PVCu double glazed window, downlighters, newly laid carpet and a radiator.

En-suite Fitted with a brand new three piece suite consisting of a WC, a wash hand basin and a shower cubicle, with glass doors and tiled surround. Fitted with downlighters, an extractor fan, a heated towel rail and tiled flooring.



Bedroom Two



Bedroom Three



Bathroom



Views towards Ingleborough



Ordnance Survey - 00099500

Outside To the front of the property, a newly tarmacked driveway can be found, providing ample off-road parking with a mature planted border. The driveway continues to the side of the property, leading to a detached garage. To the rear, a laid to lawn garden can be found. With a paved patio providing the perfect place to sit out and relax; planted borders and pathway leading to the side entrance of the garage. With a secure wooden fence and gate, views are plentiful, with a spectacular outlook towards Warton Crag.

Garage 20' 0" x 10' 3" (6.1m x 3.12m) Fitted with an up and over door, light and power.

Tenure Freehold.

Council Tax Band Band C - Lancaster City Council.

Services Mains electric, mains gas, mains water and mains drainage.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

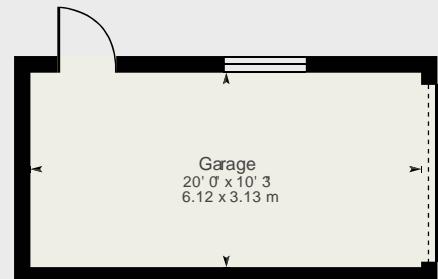
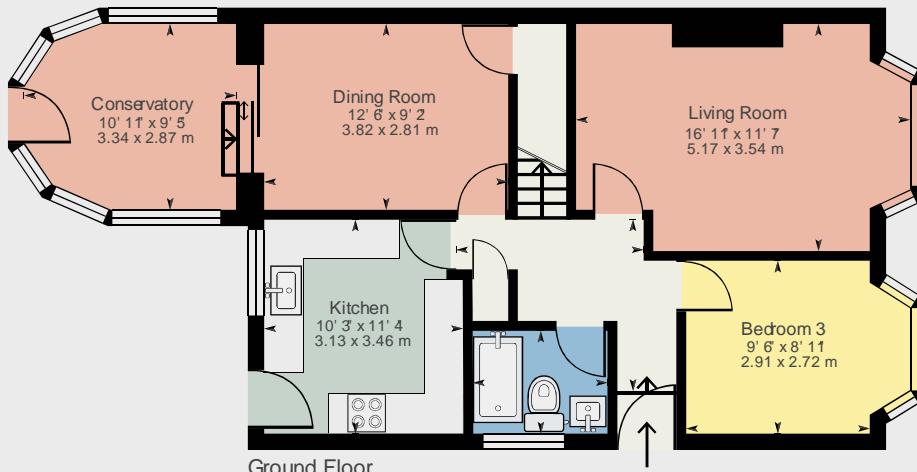
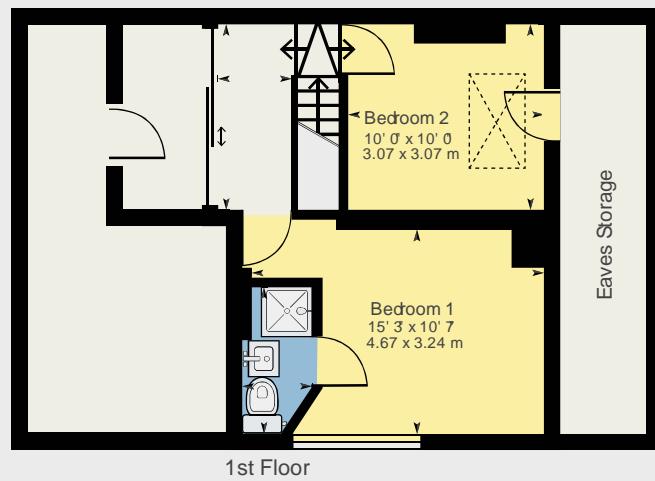
For a Viewing Call 01524 737727



Views towards Farleton Knott



Views towards Ingleborough



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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