



## Warton

**£249,950**

126 Main Street  
Warton  
Carnforth  
Lancashire  
LA5 9PJ

Beautiful, Charming and ready to move straight in to. This warm and welcoming home is perfect for first time buyers to those looking to downsize.

With generous, light and bright living spaces, two double bedrooms, family bathroom and off-road parking. Yes you read that correctly.... Off-Road Parking on Main Street! Located in the heart of the village with rooftop Countryside Views, cosy wood burning stove and a small private rear garden.

Property Ref: C2149





Living Room



Kitchen



Rear Garden

**Location** From the Hackney & Leigh office, turn left and leave Carnforth on the Warton Road, continuing into Warton village. Proceed along the main street passing the George Washington pub on the left, and the property is situated a little further along on the right, and can be located by our For Sale sign.

**Accommodation (with approx dimensions)**

**Living Room** 15' 0" x 14' 9" (4.57m x 4.5m) Fitted with a feature gas log burning stove (currently capped off, although was working beforehand), set in an original stone inglenook surround with matching hearth. With a PVCu double glazed box window, wood beams to the ceiling, downlighters and a radiator. A bespoke Oak wooden stair case, with glass insets leads to the first floor, whilst double Oak wooden doors lead into:

**Dining Room** 14' 6" x 9' 11" (4.42m x 3.02m) Fitted with a feature wood burning stove set upon a stone flagged hearth. With a useful understair storage cupboard, exposed wooden beams to the ceiling, a PVCu double glazed window with feature window seat, stone flagged flooring and a radiator. PVCu double glazed French doors provide access to the side and rear of the property.

**Kitchen** 9' 8" x 7' 11" (2.95m x 2.41m) Fitted with a range of modern wall and base units with a complementary butchers block wooden worktop over and a ceramic sink unit with mixer tap and drainer. Appliances include a Beko electric oven and a 4-ring gas hob, with extractor hood over. With an integrated fridge freezer and dishwasher, and plumbing for washing machine. With a Worcester gas central heating boiler, a PVCu double glazed window, downlighters, stone flagged flooring and a heated towel rail.



Living Room



Dining Room



Dining Room



Bedroom One

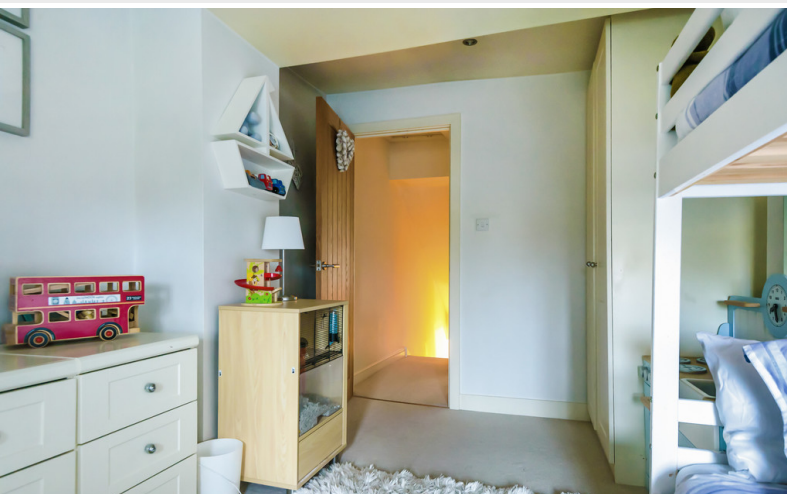
**First Floor Landing** Stairs lead from the Living Room to the First Floor Landing. With access to a boarded loft space with drop down ladder, a built in storage cupboard and a radiator.

**Bedroom One** 14' 11" x 12' 3" (4.55m x 3.73m) A beautifully spacious bedroom, fitted with two PVCu double glazed windows. With his and hers built-in wardrobes, exposed wooden beams with feature lighting and a radiator.

**Bedroom Two** 13' 4" x 9' 8" (4.06m x 2.95m) Fitted with a PVCu double glazed window showcasing fantastic rooftop views across the surrounding Lancashire countryside. This spacious room is fitted with a radiator.

**Bathroom** Fitted with a three piece suite consisting of a low level WC, a wash hand basin set upon an Oak wooden unit and a bath with a shower over with a waterfall shower head, glass shower screen and a tiled surround. With a PVCu double glazed window, part wooden wall panelling, tiled flooring and a heated towel rail.

**Outside** To the front of the property there is off road parking for one car, with planted borders and a stone chipped pathway leading to the front door. A path extends to the side of the property, leading to the rear where a private garden with raised planted borders, flagged patio area, outdoor tap and secure wooden fencing can be found. This provides the perfect space to sit back and relax.



Bedroom Two

For a Viewing Call 01524 737727



Kitchen



Kitchen



Bedroom One



Off Road Parking



Ordnance Survey Ref: 00509975

**Services** Mains Electric, Mains Gas, Mains Water and Mains Drainage.

**Council Tax** Band C - Lancaster City Council.

**Freehold** Freehold.

**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.

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Bedroom Two

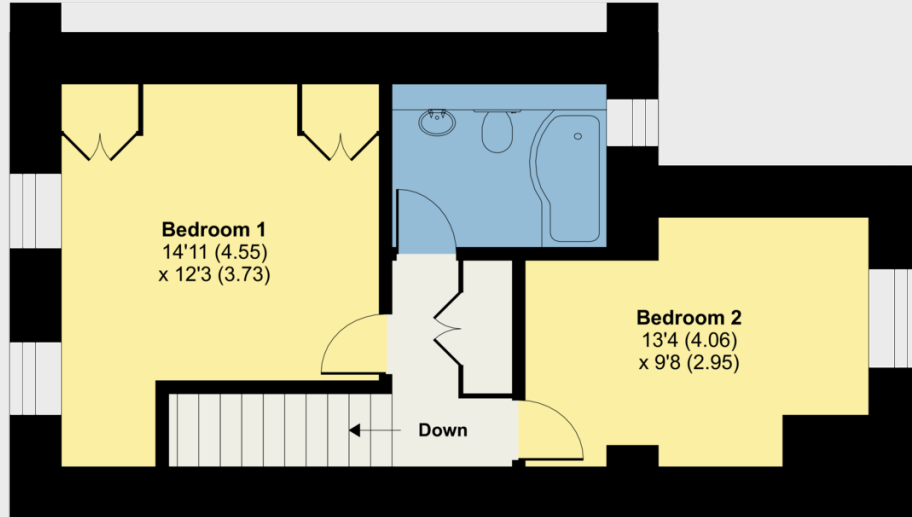


Bathroom

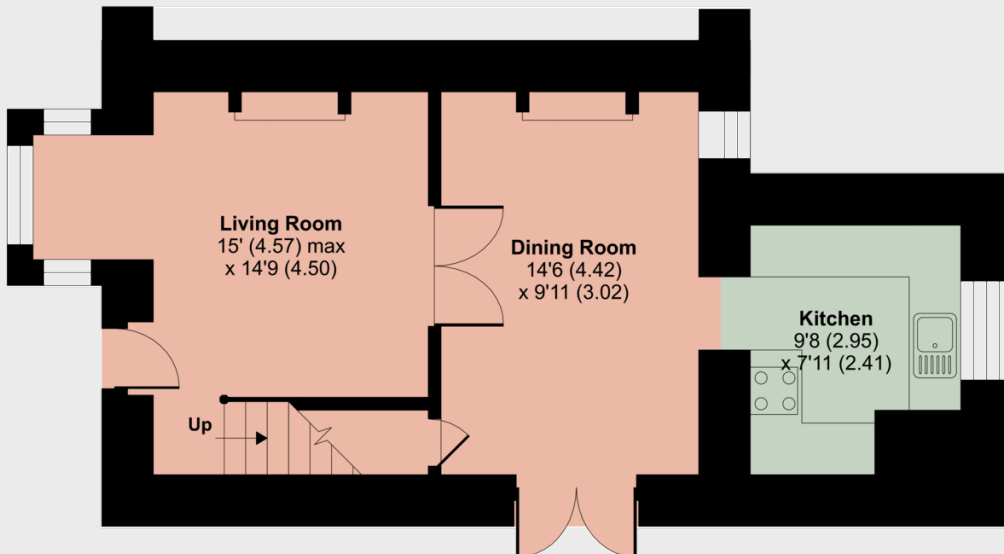
# Main Street, Warton, Carnforth, LA5

Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 786943

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