

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Warton

£240,000

63 Sand Lane, Warton, Carnforth, Lancashire, LA5 9NJ

A wonderful family home with fantastic countryside views all located in the sought after village of Warton. The balanced accommodation offers two reception rooms and three bedrooms with the benefit of off road parking for several cars, garage and superb rear garden. Offered with no onward chain.

Quick Overview

Three Bedroom semi Detached House
Two Reception Rooms
Superb Views to The Front and Rear
Enclosed Rear Garden
Popular Village Location
Detached Garage
Off Road Parking For Several Cars
Close to Transport Links
No Chain
Ultrafast Broadband 1000mps Available *



3



1



2



C



Ultrafast
Broadband



Garage & Off
Road Parking

Property Reference: C2234



Kitchen



Living Room



Dining Room/Office



Bedroom Three

Property Overview What really sets this house apart are the views that it benefits from on both aspects. To the front is the view of Warton Crag, over to the bay at Silverdale and the hills beyond. To the rear are open aspect views onto fields and the countryside hills. You simply cannot look out of the window without seeing something wonderful!

63 Sand Lane is set well back from the road and is approached via a large driveway that has plenty of parking for several cars. Step up through the front porch into a vestibule area ideal for removing coats and muddy boots just off this is the useful cloak room with low level w.c. and hand wash basin. From here you enter into that a welcoming reception hallway with the gallery kitchen off to the the left.

The Kitchen is fitted with a range of wall and base units complementary worksurfaces and tiled splashbacks. Stainless steel sink unit and drainer, integrated oven and 4 ring gas hob, with space for undercounter fridge and plumbing for a washing machine.

Further along the hallway you will find the living room that leads on to a separate dining room or office space with glazed door leading out to the gardens an ideal space to sit and enjoy the views and local wildlife. Also to the ground floor you will find the third bedroom to the rear aspect with views across the open countryside.

To the first floor you will find two very spacious double bedrooms with bedroom one to the front aspect. The bedroom is light and bright with magnificent views over to the bay and the hills beyond. With plenty of space for a double bed wardrobes and further furniture. Bedroom two is to the rear aspect providing views across the open countryside and again is a well proportioned bedroom with space for double bed and further furniture to suit.

The family bathroom can also be found to the first floor with large shower unit, pedestal hand wash basin and low level w.c.

Outside To the front of the property is a gated entrance with large driveway and hard landscaped garden area. To the rear of the property the lovely garden has been maintained to a high standard and is a beautiful place to relax and enjoy the open aspect views with large patio area for entertaining and large lawn leading to the bottom of the garden with a flagged area and summer house.

This superb family home is set in the most incredible location and will likely be extremely popular. We

recommend early viewing to appreciate the opportunity and location of the property on offer!

Garage & Parking To the front is a large driveway with parking for several cars and a garage suitable for a small car.

Location 63 Sand Lane is located in the sought after village of Warton within moments of Warton Crag nature reserve and walking distance of two popular public houses and a well regarded primary school. The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets and a secondary school, along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

From the Hackney & Leigh Carnforth Office, turn left and proceed out of Carnforth towards Warton. On entering the Village of Warton, take the second turning on the left on to Sand Lane, proceed along the road go past the garage over the brow of the hill and a little further along the property can be found on the left hand side.

What3Words ///subway.lyricist.famines

Accommodation (with approximate dimensions)

Kitchen 11' 10" x 6' 9" (3.61m x 2.06m)

Living Room 14' 5" x 11' 10" (4.39m x 3.61m)

Dining Room 9' 8" x 9' 8" (2.95m x 2.95m)

Bedroom Three 10' 8" x 7' 9" (3.25m x 2.36m)

Bedroom One 16' 7" x 10' 1" (5.05m x 3.07m)

Bedroom Two 11' 10" x 10' 11" (3.61m x 3.33m)

Property Information

Services Mains electricity, mains gas, mains water and drainage

Council Tax Band C - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

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.



Bedroom One



Bedroom Two



Garden



Garden

Sand Lane, Warton, Carnforth, LA5

Approximate Area = 1025 sq ft / 95.2 sq m

Garage = 129 sq ft / 11.9 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1200 sq ft / 111.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 904850

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