



## Warton

£155,000

104 Main Street, Warton, Carnforth, Lancashire, LA5 9PJ

A perfect example of a quaint two bedroom cottage located in the heart of the popular village of Warton. 104 Main Street is ideal for first time buyers and investors alike who enjoy character and charm.

Don't miss out on this opportunity to call this delightful cozy cottage your home!

### Quick Overview

Lovely Traditional Two Bedroom Cottage  
Located in the Heart of Warton Village  
Ideal First Time Buy or Investment  
Close to Village Amenities  
Great Transportation Links  
Contemporary Kitchen  
Rear Yard  
Some Traditional Features  
No Onward Chain  
Ultrafast 1000Mbps\* Broadband



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Ultrafast  
Broadband



On Street Parking

Property Reference: C2274



Living Room



Kitchen



Kitchen



Kitchen

**Location** The tranquil village of Warton is located within moments of Warton Crag nature reserve providing a vast array of walks on the doorstep. The village has a busy and active community with, two popular public houses, local brewery 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, a secondary school, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

**Property Overview** Enter into a warm and welcoming living room with wooden style flooring under foot and charming focal wood burning stove set in a traditional style stone fireplace, perfect for the cooler winter months. Pass the wonderful in built storage shelving and cupboard to the rear of the property where you will find the kitchen which is fitted with shaker style wall and base units with wooden worktop over, stainless steel sink unit and drainer, Zanussi slim dishwasher, 4 ring gas hob and electric oven with extractor over.

From the kitchen across the rear hall which has fitted cupboards and provides space and plumbing for a washing machine you will find access to the rear yard and door leading to the bathroom. The bathroom comprises of pedestal hand wash basin, panelled bath with shower over, low level W.C. and towel radiator.

To the first floor you will find two bedrooms. Both bedrooms have a traditional cottage feel with bedroom one having the addition of a focal traditional cast iron fireplace.

**Outside** To the rear of the property you will find an easy to maintain rear yard with space for potted plants and table and chairs for al fresco dining in the summer months.

**Parking** On street parking is available.

**What3words** ///ties.ivory.sprain

**Directions** From the Hackney & Leigh Office follow the road out of Carnforth towards Warton. On entering the village travel along Main Street, passing the Malt Shovel Inn. 104 Main Street can be found a short way along on the right, opposite The George Washington public house.

**Accommodation (with approximate dimensions)**

**Living Room** 12' 0" x 10' 4" (3.66m x 3.15m)

**Kitchen** 12' 0" x 11' 4" (3.66m x 3.45m)

**Bedroom One** 12' 1" x 8' 9" (3.68m x 2.67m)

**Bedroom Two** 9' 6" x 8' 9" (2.9m x 2.67m)

**Property Information**

**Services** Mains gas, water, drainage and electricity.

**Council Tax Band B - Lancaster City Council**

**Tenure** Freehold. Vacant possession upon completion.

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

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office



Bedroom One



Bedroom Two



Bathroom

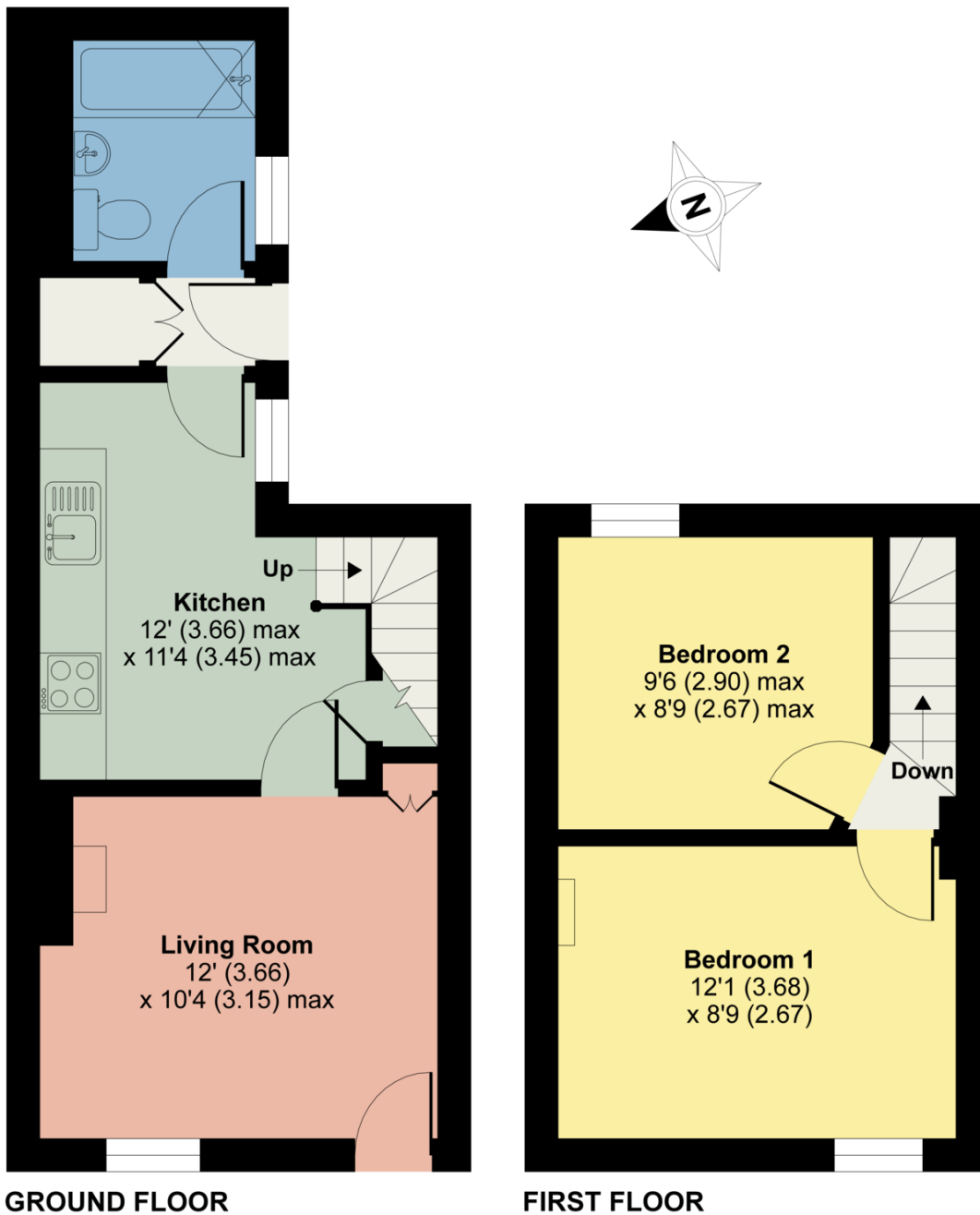


Rear Garden

# Main Street, Warton, Carnforth, LA5

Approximate Area = 529 sq ft / 49.1 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: 837594

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