



# Warton

£265,000

21 Westover Road, Warton, Carnforth, Lancashire, LA5 9QT

This stunning two-bedroom, two-reception room semi-detached dormer bungalow boasts exceptional features. With ample off-road parking and a convenient garage and situated in the charming village of Warton, you'll be surrounded by breathtaking countryside views.

21 Westover Road has been beautifully presented with well-screened and stocked gardens providing a tranquil escape from the hustle and bustle of daily life, perfect for relaxation and rejuvenation. Don't miss this incredible opportunity to experience countryside living at its finest!

## Quick Overview

- Two Bedroom Semi-Detached Dormer Bungalow
- Beautifully Presented Throughout
- Garage and Off Road Parking
- Two Reception Rooms
- Wonderful Well Stocked Colourful Gardens
- Popular Village Location
- Close to School and Transportation Links
- Countryside Views
- New Kitchen Installed March 2021
- Superfast 80Mbps\* Broadband



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Superfast  
Broadband

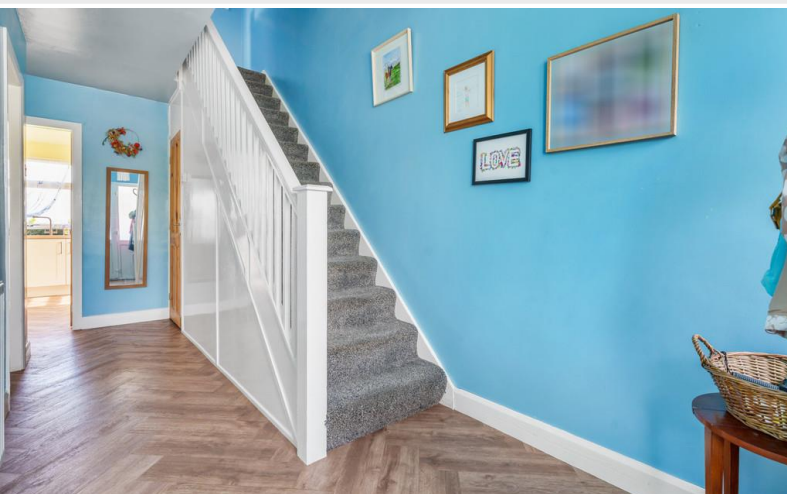


Garage and Off  
Road Parking

Property Reference: C2291



Entrance Porch



Entrance Hallway



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** As you step into the spacious and bright entrance porch, you'll immediately feel a sense of openness and warmth.

Moving into the expansive entrance hallway, you'll notice the abundance of space available. It's the perfect spot to showcase your personal style with a stylish console table or display your cherished belongings. The hallway provides a seamless transition between the various living areas of the house.

To the left of the hallway, you'll discover the inviting living room, bathed in natural light from a large window that overlooks the front garden. This bright and airy room serves as a sanctuary, offering a serene atmosphere for relaxation. The focal point of the room is an ornate-style electric fire with a beautiful wooden surround, adding a touch of elegance to the space.

Returning to the hallway, you'll find the kitchen and dining rooms at the rear of the property. The dining room is flooded with natural light, thanks to patio doors that lead out to the rear garden. This inviting space is perfect for both dining and relaxing, creating an ideal setting for entertaining family and friends.

The newly fitted kitchen, completed in March 2021, is a true chef's delight. It features a range of sleek wall and base units, complemented by stylish surfaces and Lux Kionia Smeraldo porcelain tiling. The kitchen boasts large larder-style cupboards, one of which houses the Valliant boiler. Whilst washing the dishes using the Franke composite coffee silksheen one and a half sink unit and drainer you will experience a pleasant view of the side and rear gardens. A rear door leads out to the garden, allowing for easy access and bringing the outdoors closer to your culinary endeavours. Appliances in the kitchen include a Bosch electric oven and a separate grill, as well as a Bosch 4-ring induction hob with an extractor hood above. These high-quality appliances are designed to make your cooking experience both efficient and enjoyable. Under foot in the kitchen, hallway and dining room you will find stylish LVT emergence herringbone bronzed engineered wood flooring.



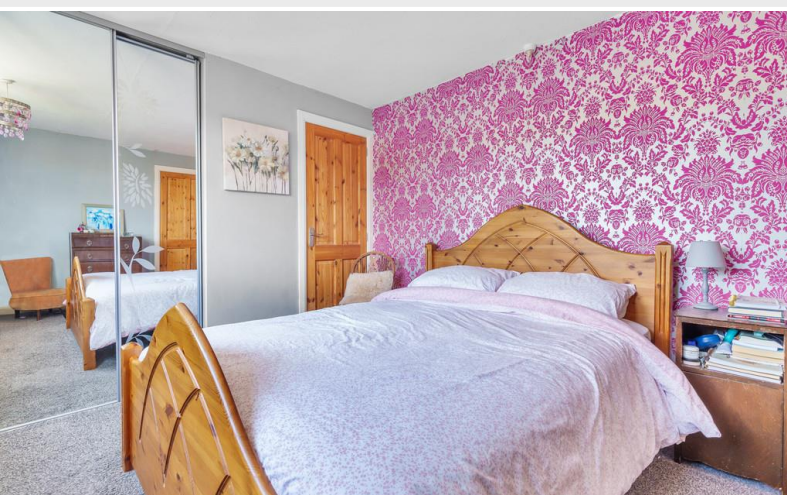
Living Room



Dining Room



Kitchen



Bedroom One



Bedroom Two



Shower Room

At the top of the stairs, you'll discover a newly fitted stylish shower room. The room features a pedestal hand wash basin, W.C. and a walk-in shower with a screen, shower attachment, and rainfall shower. This beautifully appointed room provides a haven of relaxation, allowing you to unwind after a long day.

There are two double bedrooms on the first floor, each one offering a unique experience. The first bedroom is located at the front of the property and showcases plentiful fitted furniture. The room also provides breath taking views towards Warton Crag, offering a tranquil setting for rest and relaxation.

The second bedroom is equally impressive, boasting far-reaching countryside views that will leave you in awe. The room is also equipped with ample storage cupboards, ensuring that you can keep your belongings organized and accessible.

The landing area also provides access to the loft, which can be utilized for additional storage space. A door leads to eaves storage, providing even more storage options.

**Outside** The front garden boasts colourful mature flowers and shrubs. As you step into the rear garden, you are greeted with a patio area that extends from the kitchen, perfect for al fresco dining and entertaining. The laid lawn is surrounded by beautiful flower and shrub borders, creating a natural and tranquil atmosphere. You'll feel secluded and at peace in this garden, thanks to the well-screened hedgerows and trees that provide privacy and a natural barrier from the outside world.

For those who enjoy spending time in their garden shed, there's a gravelled area that is perfect for pottering around and maintaining your plants. You'll be delighted to discover the exquisite peonies, elegant roses, and graceful acer trees that make up this garden, adding color, texture, and fragrance to your outdoor space.

**Garage and Parking** A paved driveway provides ample parking for up to 2 vehicles and leads to the garage which features an up and over door and pedestrian access to the rear with light, power and hand wash basin.

**Directions** Located in the historic village of Warton, the property can be found by turning left from the Hackney & Leigh office in Carnforth. Pass through Millhead and enter Warton. Go along the main street until there is a turning on your right to Borwick Lane. Turn right there, and then take the first right into Back Lane. Take the first left into Westover Avenue, follow the road down to the end and turn right onto Westover Road. 21 Westover Road is on the left hand side.



Rear Garden and Elevation



Rear Garden



Countryside Views



Countryside Views



Rear Garden

**What3words** [///ember.dentistry.includes](https://www.what3words.com/ember.dentistry.includes)

**Accommodation (with approximate dimensions)**

**Living Room** 14' 4" x 13' 6" (4.37m x 4.11m)

**Dining Room** 13' 11" x 10' 2" (4.24m x 3.1m)

**Kitchen** 10' 10" x 9' 10" (3.3m x 3m)

**Bedroom One** 11' 7" x 10' 7" (3.53m x 3.23m)

**Bedroom Two** 12' 6" x 10' 0" (3.81m x 3.05m)

**Eaves Storage Cupboard** 6' 2" x 5' 11" (1.88m x 1.8m)

**Garage** 21' 11" x 7' 11" (6.68m x 2.41m)

**Property Information**

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

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

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

**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.

# Meet the Team

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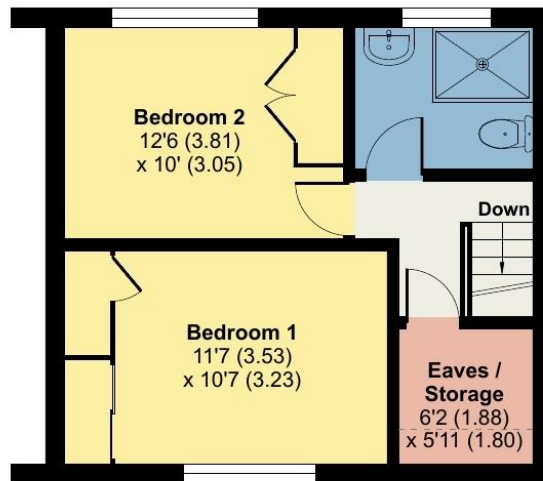
# Westover Road, Warton, Carnforth, LA5

Approximate Area = 1194 sq ft / 110.9 sq m (includes garage)

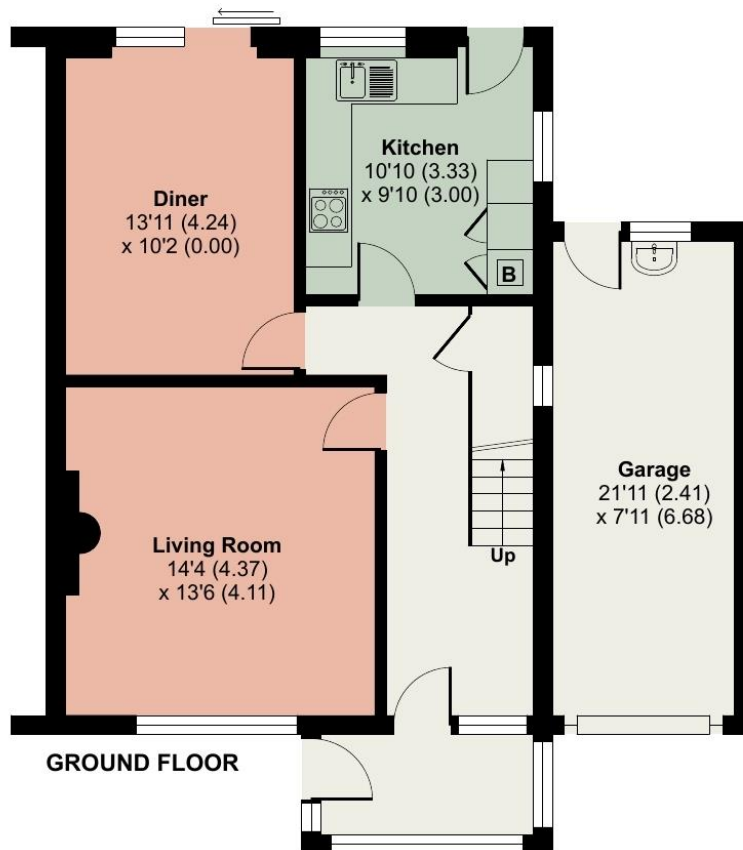
Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 1203 sq ft / 111.7 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). © n1checom 2023. Produced for Hackney & Leigh. REF: 984300

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