



# Warton

£240,000

17 Warton Grange Close, Warton, Carnforth, LA5 9FH

Situated in the sought-after village of Warton, 17 Warton Grange Close is an immaculately presented end-terraced property. Constructed in 2021, this turn-key ready property offers a contemporary design, complete with open-plan living spaces, bifold doors and well-maintained lawned gardens. All crafted to an exceptional standard, making it an ideal choice for first-time buyers or those seeking their forever home.

## Quick Overview

- Beautifully Presented End-Terraced House
- Sought After Village Location
- Stylish and Contemporary Décor Throughout
- Two Good-Sized Double Bedrooms
- Bifold Doors to Enclosed Rear Garden
- Easy Reach Of Motorway And Rail Links
- Perfect First Home
- Close To Local Town Amenities
- Parking for Two Vehicles
- 900 Mbps Full Fibre Broadband Available\*



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Full Fibre  
Broadband



Two Parking  
Spaces

Property Reference: C2390



Kitchen



Open Plan Living Area



Rear Garden



Living/Dining Room

**Location** The sought after village of Warton is located within walking distance from Warton Crag nature reserve providing a vast array of walks on the doorstep. The village has a thriving community with two popular public houses, local brewery and a well regarded pre-school and 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** Nestled in a quiet cul-de-sac, this beautiful stone-front property welcomes you with its contemporary open-plan layout, boasting natural light and adorned with sleek black and brass furnishings throughout.

The front aspect of the property features a stunning modern kitchen, exquisitely designed with black cabinetry and complementing Quartz worktops. Equipped with Bosch electric oven, hob, and built-in microwave, as well as a convenient built-in fridge freezer, Zanussi washing machine, and dishwasher, the finishing touches include a pristine white sink paired with a brass tap. There is also the added bonus of a handy downstairs toilet complete with stylish and sophisticated patterned floor tiles.

To the rear, the spacious living room offers versatility for furniture arrangements and a dining table, creating a welcoming atmosphere for gatherings. The bifold doors effortlessly blend indoor and outdoor spaces, providing a modern and airy feel, perfect for summer months and entertaining.

To the first floor you will discover two generously sized double bedrooms offering ample space for furniture and personalization. Additionally, a modern bathroom awaits, featuring sleek grey floor tiles and tastefully patterned cream wall tiles for a contemporary touch of elegance.

**Outside & Parking** Exit the property through the beautiful bifold doors into the private and enclosed rear garden featuring a well-maintained lawn and low maintenance paved area. Additionally there is also a gate to the rear which provides access to the front of the property for bins.



Enjoy the convenience of allocated parking for two cars, with one space located to the side and another space to the front. Additionally, take advantage of the communal electric car charging point available, adding a modern and sustainable touch to the property's amenities.

**What3words** ///earl.clustered.driver

**Directions** 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 your right onto Farleton Close, then proceed to bear right onto Warton Grange Close where the property is located on the left hand side.

**Accommodation with approximate dimensions**

**Open Plan Kitchen/Dining/Living Room** 27' 8" x 12' 9"  
(8.43m x 3.89m)

**Bedroom One** 12' 9" x 9' 9" (3.89m x 2.97m)

**Bedroom Two** 9' 2" x 12' 8" (2.79m x 3.86m)

**Bathroom** 5' 11" x 6' 10" (1.8m x 2.08m)

**Property Information**

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

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

**Tenure** Freehold. Vacant possession upon completion.  
Service Charge - £400 per annum

**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.



Bathroom



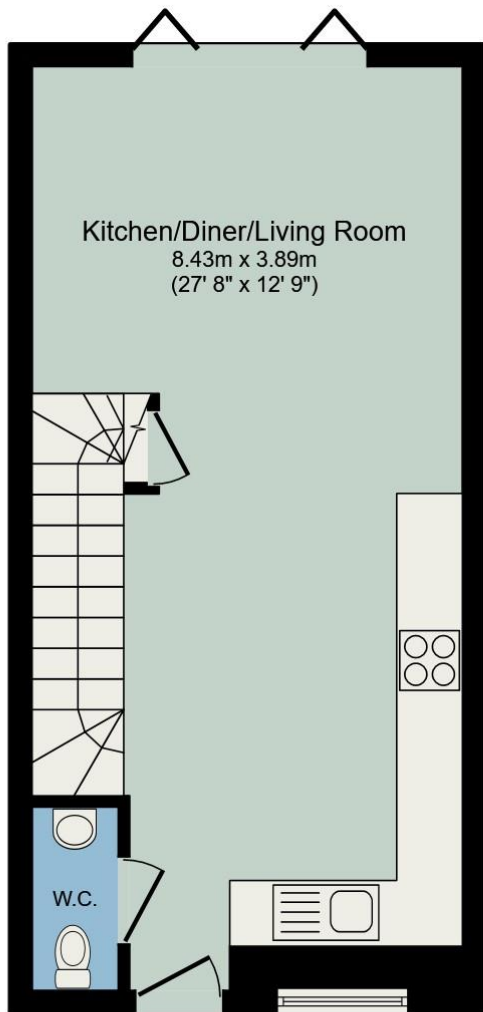
Rear Garden



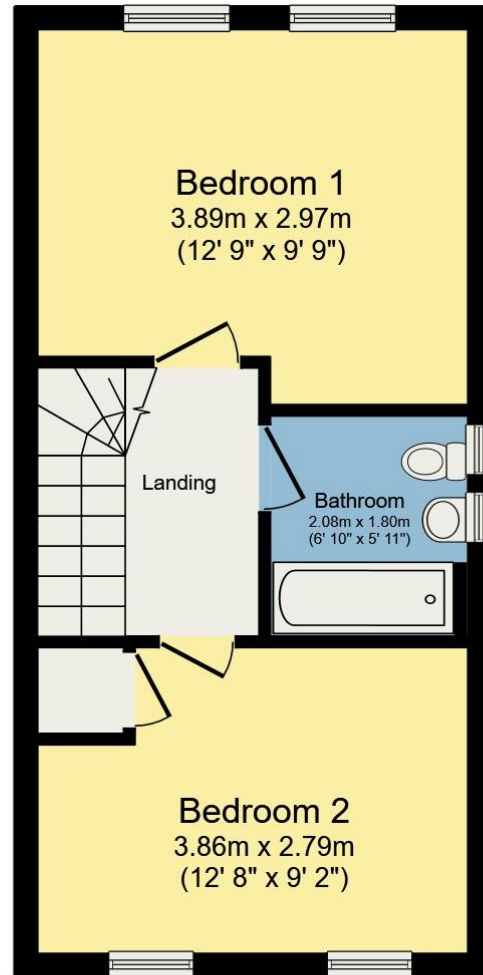
Bedroom One



Bedroom Two



**Ground Floor**



**First Floor**

**Total floor area 66.1 m<sup>2</sup> (712 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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