



## Warton

**£245,000**

Michael Bank, Grange View, Warton, Carnforth, LA5 9HL

Are you seeking a brand-new home that perfectly blends style, comfort, and modern convenience? Your search ends here! Introducing Michael Bank - a fantastic new build home meticulously crafted to surpass the highest standards of quality and design.

Featuring three bedrooms, expansive living spaces adorned with modern design accents, stylish bathroom and downstairs W.C, furnished with premium fixtures, high quality flooring and finishes throughout. Complete with dedicated off-street parking and integrated Hot Point appliances, every detail has been carefully considered to elevate your lifestyle.

Being perfectly suited for first time buyers and families alike, don't miss out on the opportunity to view this brand new property today.



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TBC



Ultrafast  
Broadband



Driveway

### Quick Overview

Three Bedroom Semi Detached New Build Home  
Navy Kitchen Diner with Marble Effect Worktop  
Integrated Hot Point Appliances  
Separate Utility  
Driveway Providing Ample Off Street Parking  
French Doors with Access to the Private Rear Garden  
Rehau Double Glazing  
Downstairs W.C.  
Close to Local Amenities, Transport Links and Primary  
Schools  
Ultrafast 1000 Mbps Broadband Available\*

Property Reference: C2399



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room

**Location** Located in Millhead, you'll enjoy the best of both worlds - a peaceful neighbourhood setting combined with proximity to local amenities.

For nature enthusiasts, the village of Warton is only a short walk away and offers an abundance of outdoor experiences, Warton Crag nature reserve is a short stroll, providing a vast array of walks on the doorstep. 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.

Whether you're seeking a tranquil evening stroll or convenient access to shops and restaurants, this location has it all.

**Property Overview** Introducing Michael Bank, where every step welcomes you into spacious elegance with beautiful views of Warton Crag from your doorstep. Enter through the delightful hallway, seamlessly connecting you to every corner of the home. To the left, discover the inviting charm of the cosy living room, offering a perfect retreat for relaxation. With its move-in ready status, this property eagerly awaits your personal touch to transform it into your own sanctuary of comfort and style.

To the rear of the property, the kitchen diner awaits, boasting navy sleek handleless cabinetry, marble effect worktop, and top-of-the-range appliances including a Hot Point gas hob with extractor hood, Hot Point dishwasher, under counter Hot Point fridge and Hot Point freezer. With ample space for family gatherings and entertaining, French doors lead to the rear garden, blending indoor and outdoor living seamlessly. Adjacent to the kitchen, the separate utility area offers convenience with plumbing for a washing machine and space for a dryer.

Additionally, on the ground floor, you will find a convenient downstairs toilet and handy storage cupboard, adding practicality and functionality to the living space.

Ascend the stairs, guided by the plush grey carpet, to the first floor where you will discover two spacious double bedrooms and an additional single bedroom, each offering ample room for furniture and personalisation, bedroom two which overlooks the rear aspect boasts beautiful views of Warton Crag.

The family bathroom is adorned with a pristine white suite featuring a cistern, vanity sink, and bath with overhead shower, all complemented by a grey marble effect tile surround. Adding a touch of elegance are the Hansgrohe fittings, an anthracite towel rail with chrome finishing completes the ensemble, ensuring both style and functionality.

**Outside & Parking** Externally, this property features off-street parking at the front, accompanied by a well-kept lawn border and inviting steps. At the rear, you will discover a low-maintenance private garden, complete with a beautifully landscaped patio area, ideal for hosting gatherings and al fresco dining.

**Directions** From the Hackney & Leigh Carnforth office, turn left and leave Carnforth, passing under the railway bridge. Travel over a small hump back bridge into Millhead, taking the fourth turning on the right onto Grange View. The property is situated on your left hand side and can be located by our For Sale board.

**What3Words** ///junction.education.faced

**Accommodation with approximate dimensions**

**Living Room** 11' 4" x 11' 7" (3.45m x 3.53m)

**Kitchen Diner** 18' 5" x 10' 4" (5.61m x 3.15m)

**Utility** 5' 4" x 4' (1.63m x 1.22m)

**Downstairs W.C** 5' 6" x 4' (1.68m x 1.22m)

**Bedroom One** 16' x 9' 5" (4.88m x 2.87m)

**Bedroom Two** 10' 5" x 11' 1" (3.18m x 3.38m)

**Bedroom Three** 10' 3" x 8' 8" (3.12m x 2.64m)

**Bathroom** 6' 11" x 6' 7" (2.11m x 2.01m)

**Property Information**

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

**Council Tax** TBC - Lancaster City Council

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

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



Bedroom One



Bedroom Three

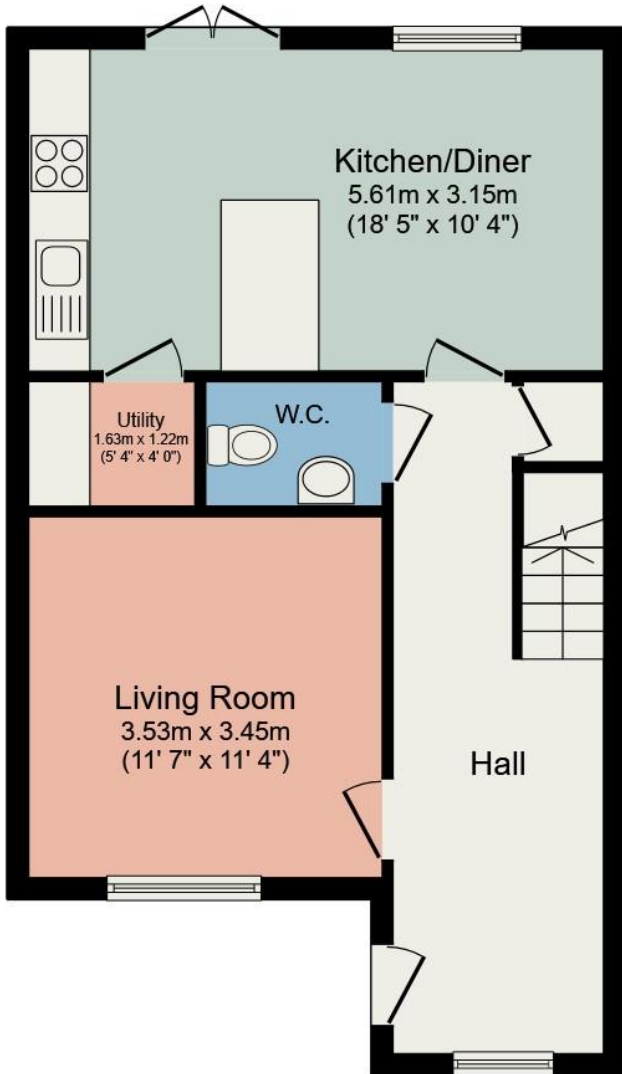


Bathroom

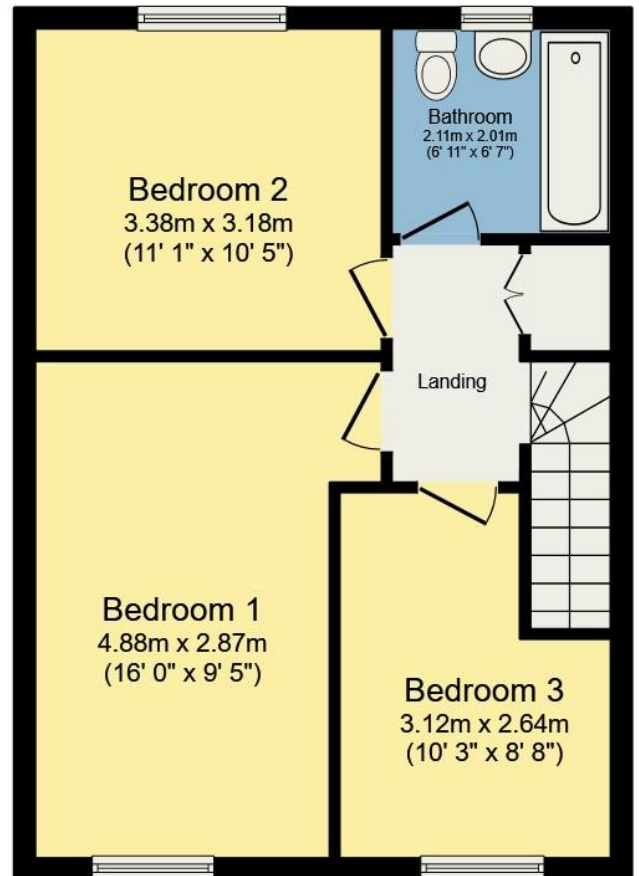


Rear Garden

# Grange View, Warton



## Ground Floor



## First Floor

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