



# Warton

£200,000

40 Croftlands, Warton, Carnforth, LA5 9QA

This deceptively spacious mid-terraced property is nestled in the charming village of Warton, making it ideal for first-time buyers and families alike. The home offers ample living space with three well-proportioned bedrooms, off-street parking, and a beautifully landscaped rear garden. Conveniently located, it provides easy access to scenic walks, the M6 motorway, well-regarded schools, and excellent transport links.

## Quick Overview

- Three Bedroom Mid Terraced House
- Situated in the Sought After Village of Warton
- Kitchen Diner with Separate Utility
- Well-Presented Rear Garden
- No Chain Delay
- Close to Local Amenities and Well Regarded Schools
- Perfect First Home
- Nearby Bus, Rail and M6 Links
- Scenic Walks on your Doorstep
- Superfast Broadband Available\*



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Superfast  
Broadband



Drive way & On  
Street Parking

Property Reference: C2415





Entrance Hall



Living Room



Kitchen Diner



Kitchen Diner

**Property Overview** Welcome to this delightful three-bedroom home, awaiting new owners to add their personal touch. Some modernisation is required, but the potential is undeniable. As you step inside, you'll be greeted by a bright and airy open-plan layout. The spacious entrance area offers plenty of room for storage and even has the potential to serve as a home office.

Continue through the sliding double doors to the light-filled living room, featuring a stunning bay window and a charming gas fireplace with a marble hearth as the focal point. Follow in to the kitchen dining area, which is perfect for entertaining. The kitchen boasts wood cabinetry, a Bosch oven and gas hob, space for an under-counter fridge freezer, and a complementary tile backsplash.

From the kitchen, you'll find a rear cloakroom/storage space, ideal for those in need of extra room. This area also provides access to the fantastic rear garden. From the cloakroom is the utility room, perfectly equipped to house a washing machine and featuring additional base units and an extra sink.

Head upstairs to find three generously sized bedrooms. Bedrooms one and two are spacious double rooms, each offering ample built-in wardrobe space and views of the front aspect. Bedroom three is a larger-than-average single room, providing a comfortable and versatile space.

The first floor is completed by a well-appointed bathroom. This bathroom features a white three-piece suite, including a pedestal sink, a W.C., and a bath with an overhead shower, all complemented by a classic white tile surround. Additionally, there is a convenient linen cupboard for extra storage, which also houses the boiler.

**Outside & Parking** Externally, the property offers a low-maintenance tarmac driveway complemented by an attractive shrub border. The rear garden is a gardener's delight, featuring an abundance of greenery, shrubs, bushes, and mature trees. Pathways meander through the garden, leading to various charming areas perfect for relaxation. There is ample space for al fresco dining and entertaining, making it an ideal setting for outdoor gatherings.

**Directions** From the Hackney & Leigh Carnforth office, turn left and follow the road out towards Warton. Proceed through the Main Street of Warton, passing the right hand



turn into Borwick Lane. Take the left hand turning into Croftlands, take your first right and follow the road round where the property is located on the left hand side.

**What3Words** ///interviewer.movies.scream

**Accommodation with approximate dimensions**

**Entrance Hall** 11' 9" x 11' 4" (3.58m x 3.45m)

**Living Room** 14' 2" x 12' 2" (4.32m x 3.71m)

**Kitchen Dining Room** 24' 8" x 18' 9" (7.52m x 5.72m)

**Utility Room** 12' 6" x 6' 10" (3.81m x 2.08m)

**Bedroom One** 14' 4" x 12' 11" (4.37m x 3.94m)

**Bedroom Two** 13' 2" x 12' 2" (4.01m x 3.71m)

**Bedroom Three** 12' 4" x 7' 4" (3.76m x 2.24m)

**Property Information**

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

**Council Tax** Band B - 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



Bedroom Three

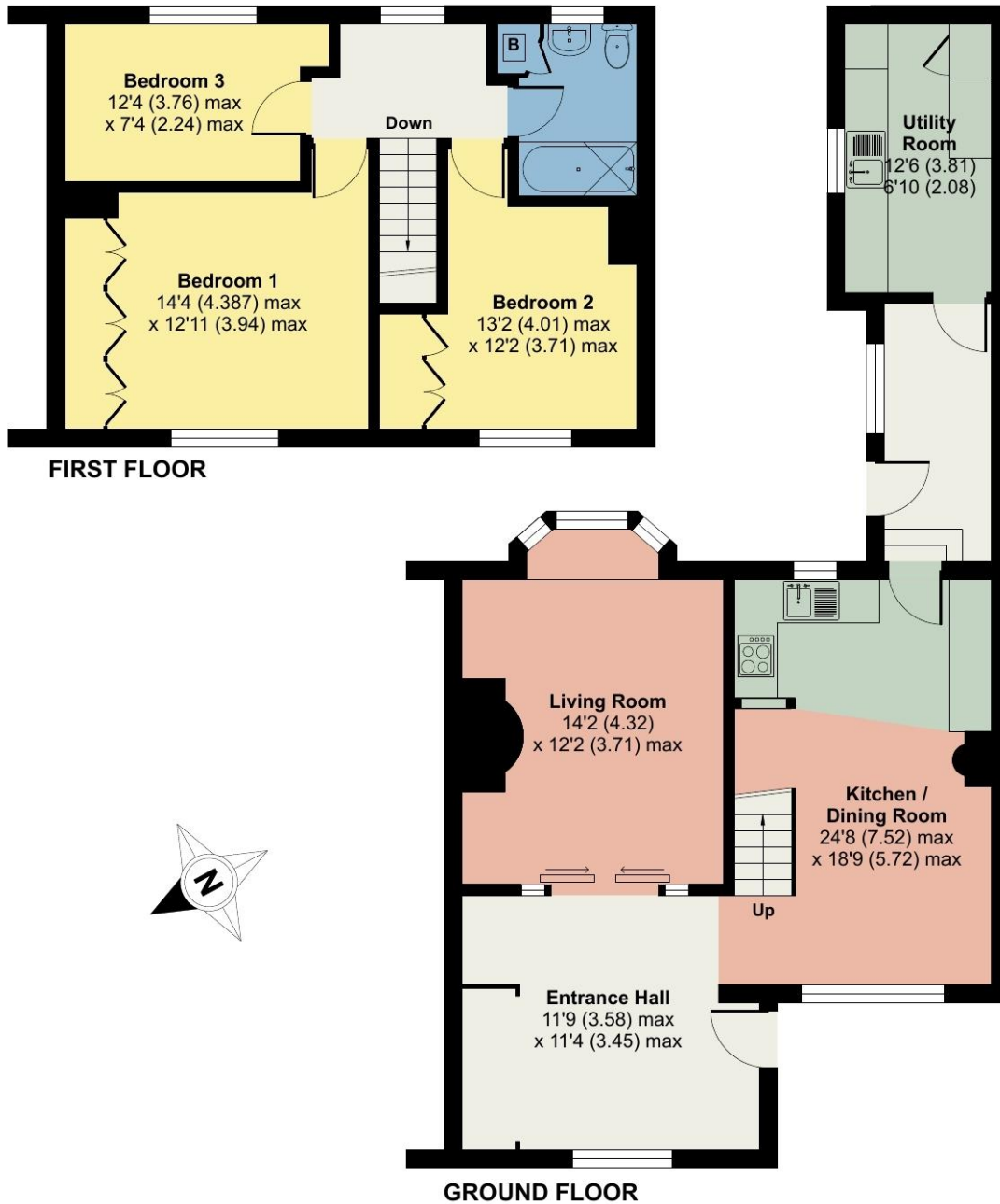


Rear Garden

# Croftlands, Warton, Carnforth, LA5

Approximate Area = 1238 sq ft / 115 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 2024. Produced for Hackney & Leigh. REF: 1137085

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