



Warton

£250,000

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

Discover 32 Warton Grange Close, an exquisite semi-detached property nestled in the highly desirable village of Warton. Built in 2021 and situated on a larger-than-average corner plot, this home boasts a modern design with open-plan living areas, bifold doors and an enclosed lawned garden. Finished to the highest standard, it's the perfect choice for first-time buyers or anyone seeking their forever home.

Quick Overview

Fantastic Semi Detached House
Sought After Village Location
Perfect First Time Buy
Two Well-Proportioned Double Bedrooms
Bifold Doors to Enclosed Rear Garden
No Chain Delay
Off Street Parking
Close To Local Town Amenities
Easy Reach of M6 Motorway and Rail Links
Ultrafast Broadband Available*



2



1



1



B



Ultrafast
Broadband



Driveway

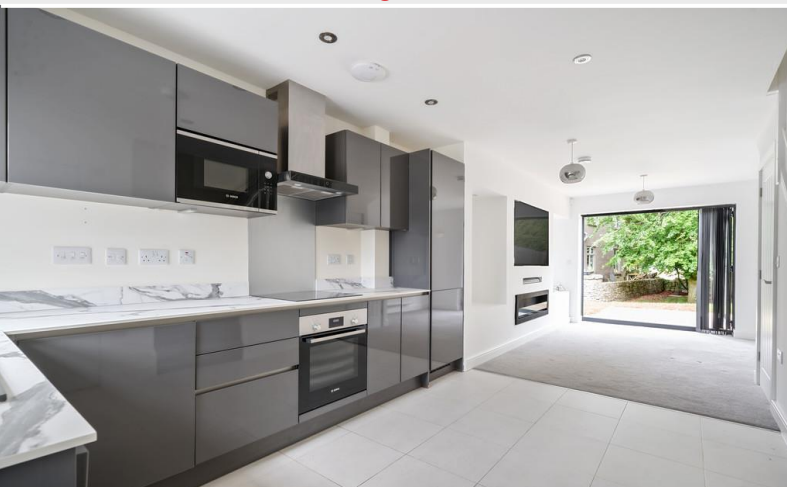
Property Reference: C2417



Living Room



Living Room



Open Plan Kitchen/Living Area



Kitchen

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 serene cul-de-sac, this stunning stone-front property invites you in with its contemporary open-plan design, abundant natural light, and high-quality finishes throughout.

Step into the sophisticated kitchen, featuring a sleek gloss grey handleless design, complemented by marble-effect countertops. Equipped with a range of integrated appliances, including a Bosch oven, hob, microwave, extractor, and Zanussi washer/dryer, fridge freezer, and dishwasher. The grey composite sink with a chrome tap adds a perfect finishing touch. Additionally, enjoy the convenience of a handy downstairs toilet and a spacious storage cupboard for all your essentials.

The well-proportioned living room offers versatile furniture arrangements and space for a dining table. It boasts a stunning focal media wall equipped with a TCL 65" TV, sound bar, downlighters and eco-friendly bioethanol fireplace. Bifold doors seamlessly connect indoor and outdoor areas, creating a modern, airy ambiance ideal for summer living and entertaining.

Upstairs, you will find two generously sized double bedrooms, providing ample space for furniture and personalisation, bedroom two has the added bonus of a spacious storage cupboard. The modern bathroom features sleek grey tile walls, tasteful cream floor tiles, and elegant chrome finishes.

Outside & Parking Externally, the property features a beautiful, low-maintenance rear garden with a lawned area, patio, and scenic fields beyond the stone wall at the rear. Gated access from the garden leads to a driveway offering off-street parking for two vehicles. Additionally, enjoy the convenience of a communal electric car charging point, adding a modern and sustainable touch to the property's amenities.

What3Words ///rhino.amphibian.shelf

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 right hand side.

Accommodation with approximate dimensions

Open Plan Kitchen/Dining/Living Room 26' 7" x 12' 9" (8.1m x 3.89m)

Bedroom One 12' 10" x 9' 2" (3.91m x 2.79m)

Bedroom Two 12' 4" x 9' 9" (3.76m x 2.97m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band B - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.
Service Charge - £36 per month

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



Bathroom

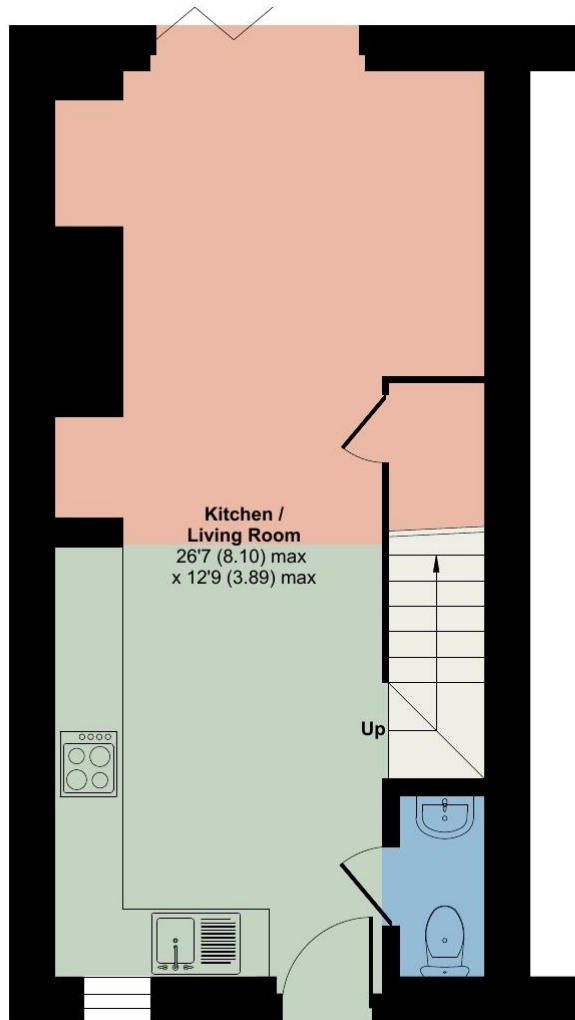


Rear Garden

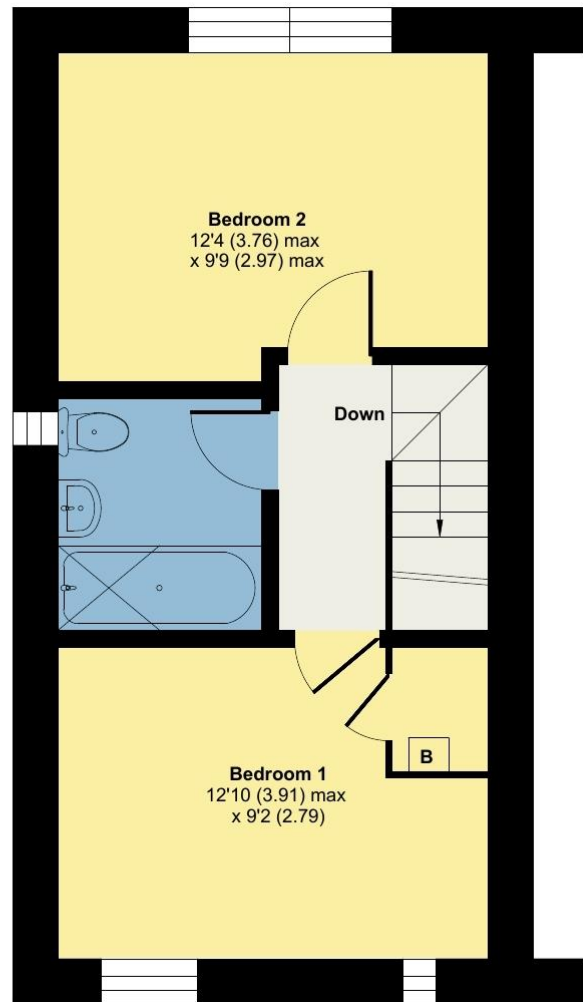
Warton Grange Close, Warton, Carnforth, LA5

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1141505

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 13/06/2024.

Request a Viewing Online or Call 01524 737727