



# Warton

**£240,000**

6 Westover Road, Warton, Carnforth, LA5 9QT

Discover the perfect family home at 6 Westover Road, situated in the highly desirable village of Warton. This charming property is just a short stroll from local amenities, picturesque walks, and reputable schools. Featuring three spacious bedrooms, beautifully maintained front and rear gardens, and ample off-street parking, it is offered to the market with no chain delay.

## Quick Overview

- Three Bedroom Semi-Detached Dormer Bungalow
- Situated in the Sought After Village of Warton
- Perfect Family Home or Investment Opportunity
- Ample Off Street Parking and Garage
- No Chain Delay
- Close to Local Amenities and Well Regarded Schools
- Nearby Bus, Rail and M6 Links
- Well Presented Front and Rear Gardens
- Scenic Walks on your Doorstep
- Superfast Broadband Available\*



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Superfast  
Broadband



Driveway &  
Garage

Property Reference: C2418



Living Room



Dining Room



Kitchen



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** Step into this fantastic property, where the bright and airy hallway sets a welcoming tone for the entire home. To the right, the well-proportioned living room offers a front-facing view and ample space for your furniture needs, complete with a focal fire set on a marble hearth.

Continue down the hallway, and you'll discover the well-appointed kitchen. While the new owners may choose to update it to their own taste, the current kitchen is fully functional with a range of wall and base units providing ample storage space. Integrated appliances, including a gas hob, oven, and extractor hood, are complemented by a practical layout. There is also designated space for an under-counter fridge freezer and plumbing for a washing machine. The kitchen is finished with tasteful tile splashbacks and has direct access to the rear garden.

Additionally, the property boasts a separate dining room that is both versatile and practical. This room could serve multiple purposes, whether you need a dedicated home office, a hobby room, or a formal dining area. The room is enhanced by sliding doors that open directly onto the garden, creating a seamless transition between indoor and outdoor spaces.

On the first floor, the dormer has been thoughtfully designed to maximise space and functionality. This floor offers two double bedrooms and an additional single bedroom. Each room is equipped with convenient built-in wardrobes, providing ample storage solutions. Bedrooms one and three also feature under-eaves storage, further enhancing the practicality of the space.

The bathroom on this floor completes the property. Featuring a white three-piece suite, including a pedestal sink, W.C., and a bath with an overhead shower. The bathroom is finished with tiled walls, a carpeted floor, and a tongue-and-groove panelled ceiling.

Overall, this home combines practicality with potential, offering a versatile layout that can be easily customised to meet the needs of its new owners. With its desirable location, generously proportioned rooms, and charming features, 6 Westover Road is an exceptional opportunity for those seeking a welcoming family home.

**Outside & Parking** Externally, the property features a low-maintenance driveway at the front, providing off-street parking for multiple vehicles, complemented by a well-presented lawn with shrub borders. Additionally, a detached garage offers extra storage. At the rear, the property boasts a private and serene garden. The lawned area is perfect for family activities and relaxation, while the patio border creates an ideal spot for outdoor entertaining.

**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 onto Westover Avenue, follow the road down to the end and the property is located on your right hand side.

**What3Words** ///removers.heaven.croaking

**Accommodation with approximate dimensions**

**Living Room** 14' 5" x 13' 3" (4.39m x 4.04m)

**Dining Room** 13' 11" x 10' 4" (4.24m x 3.15m)

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

**Bedroom One** 12' 6" x 9' 9" (3.81m x 2.97m)

**Bedroom Two** 10' 4" x 9' 11" (3.15m x 3.02m)

**Bedroom Three** 10' 2" x 6' 5" (3.1m x 1.96m)

**Property Information**

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

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

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

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

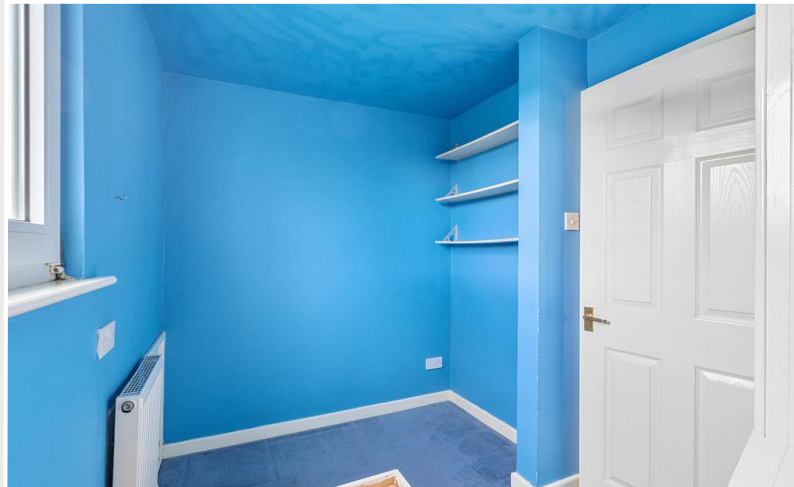
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden

# Westover Road, Warton, Carnforth, LA5

Approximate Area = 1015 sq ft / 94.2 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Garage = 186 sq ft / 17.2 sq m

Total = 1275 sq ft / 118.2 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). © nchecon 2024. Produced for Hackney & Leigh. REF: 1139233

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