



Warton

£295,000

37 Main Street, Warton, Lancashire, LA5 9NS

Nestled in the charming Warton Village, 37 Main Street is the perfect family home. Impeccably styled throughout, this three-bedroom semi-detached property boasts contemporary features, generous off-street parking, countryside views, and a beautiful rear garden. Ideally positioned within easy reach of local amenities, excellent transport links, and highly regarded schools, it offers a lifestyle of comfort and convenience.

Quick Overview

- Three Bedroom Semi Detached Home
- Well Presented Throughout
- Ample Off Street Parking and Garage
- Situated in the Popular Village of Warton
- Private Rear Garden
- Array of Nearby Local Walks
- Nearby Bus, Rail and M6 Links
- Close to a Well Regarded Primary School
- Perfect Family Home
- Standard Broadband Available*



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Broadband Available



Driveway & Garage

Property Reference: C2451



Entrance Hall



Living Room



Living Room



Dining Area

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 impeccably presented home and immediately feel the charm and style that define every corner. To your right, the expansive living room welcomes you with a stunning bay window that bathes the space in natural light. The room's centrepiece-a cosy multi-fuel stove-creates a warm and inviting atmosphere. With ample space, the living room effortlessly doubles as a dining area, enhanced by seamless access through patio doors leading to the garden.

The ultra-modern kitchen is a true highlight, featuring a range of sleek wall and base units accented by brushed rose gold finishes, adding a touch of elegance. It comes fully equipped with integrated appliances, including a Hotpoint oven, grill, gas hob, and space for a fridge freezer, along with plumbing for a washing machine and convenient large understairs storage cupboard.

Upstairs, you'll find three well-appointed bedrooms. Bedrooms one and two are generously sized doubles, complete with built-in wardrobes, while bedroom three is a comfortable single, perfect for a home office. Bedroom one also offers beautiful views of Warton Crag, making it a serene retreat, whilst bedrooms two and three offer far-reaching views across the surrounding countryside.

The stylish and modern bathroom completes the home, boasting sleek tiled walls and flooring, and a contemporary three-piece suite including a bath with an overhead shower, vanity sink, and toilet.

Outside & Parking Externally, this property impresses with generous off-street parking, a garage, and expansive front and rear gardens that are a haven for



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

gardening enthusiasts. Both gardens are beautifully presented, featuring a variety of vibrant flowers, mature shrubs, and trees, creating a picturesque outdoor setting.

The rear garden is a true retreat-immaculately maintained and thoughtfully designed for both relaxation and entertaining. A patio area invites outdoor gatherings, while a charming pathway leads through the lawn to a greenhouse. Enclosed and tranquil, the garden is brought to life with bursts of colour from the blooming flowers, offering the perfect sanctuary.

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out to Warton. Proceed through the Main Street of Warton and the property is located on your left hand side.

What3Words ///onlookers.pram.instincts
Accommodation with approximate dimensions

Living Room 14' 7" x 11' 6" (4.44m x 3.51m)

Dining Room 11' 2" x 8' 10" (3.4m x 2.69m)

Kitchen 9' 10" x 8' 10" (3m x 2.69m)

Bedroom One 11' 6" x 11' 6" (3.51m x 3.51m)

Bedroom Two 11' 6" x 11' 2" (3.51m x 3.4m)

Bedroom Three 6' 7" x 6' 3" (2.01m x 1.91m)

Garage 18' 4" x 8' 6" (5.59m x 2.59m)

Property Information

Services Mains gas, water and electricity

Council Tax Band C - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

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

Anti-Money Laundering Regulations (AML)

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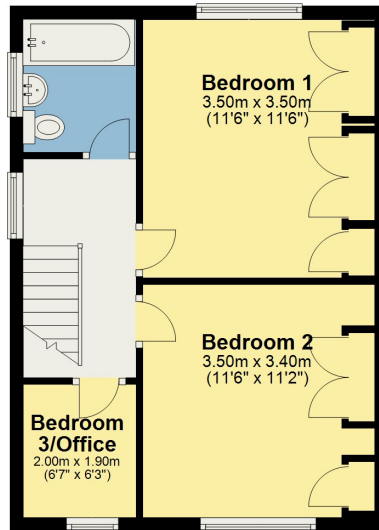
Ground Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 92.4 sq. metres (994.9 sq. feet)

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

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