



## Warton

£315,000

1 Westbourne Road, Warton, LA5 9NP

This charming dormer bungalow offers generous space and potential, featuring picturesque open field views, a secure wrap-around garden, three bedrooms, two reception rooms, and ample off-street parking, all nestled in the sought-after village of Warton.

### Quick Overview

Double Fronted Detached Dormer Bungalow  
Open Field Views  
Ample Off Road Parking and Garage  
No Chain  
Situated in the Popular Residential Area of  
Warton  
Three Bedrooms  
Two Reception Rooms  
Well-Maintained Wrap Around Garden  
Close to Local Amenities and Transport Links  
Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: C2467



Entrance Hall



Living Room



Dining Room



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 inside and immediately appreciate the generous space this property offers. To the left, you'll find a cosy living room with a large bay window that floods the room with natural light and overlooks the front of the home.

There is also a versatile second reception room, currently used as a dining room. This space can easily adapt to your needs, whether you envision it as a home office or a hobby room. It boasts stunning views of the garden and open fields.

The kitchen is thoughtfully designed with a variety of base and wall units, enhanced by a stylish breakfast bar island. It comes fully equipped with integrated appliances, including a dishwasher, Hotpoint oven, and hob. From the kitchen, you can easily access the porch, which features plumbing for a washing machine and leads to the rear of the property.

Bedroom one is located on the ground floor and is a spacious double room with a large bay window and ample space for all your furniture needs.

The main bathroom completes the ground floor, featuring tiled walls, a carpeted floor, a bath with an overhead shower, a vanity sink, and modern chrome fittings.

Follow the stairs from the kitchen to find two additional bedrooms. The second bedroom is a well-proportioned double, offering lovely views of the open fields. The third bedroom includes a storage cupboard and handy eaves storage. This floor is completed by a well-appointed shower room, featuring a shower cubicle, toilet, pedestal sink, and a convenient linen cupboard.





Kitchen



Bedroom One



Bathroom



Bedroom Two



Bedroom Three



Shower Room

**Outside & Parking** The property boasts a stunning wrap-around garden, meticulously maintained with pathways that meander through each section. At the front, gated access leads up to the entrance, surrounded by a charming array of mature shrubs and vibrant flowers. Two patio areas provide the perfect setting for relaxation and entertaining, offering picturesque views of the surrounding fields. Additionally, the property features a large detached garage and ample off-street parking, ensuring both convenience and practicality.

The property also benefits from a large undercroft which houses the boiler and provides additional storage options.

**Directions** From the Hackney & Leigh Carnforth office, turn left and follow the road out to Warton. Westbourne Road is located on your left hand side as you enter the village, and number one can be located to your left.

**What3Words** ///fool.depending.clockwork

**Accommodation with approximate dimensions**

**Living Room** 14' 4" x 13' 10" (4.37m x 4.22m)

**Dining Room** 13' 7" x 11' 10" (4.14m x 3.61m)

**Kitchen** 11' 11" x 11' 0" (3.63m x 3.35m)

**Bedroom One** 11' 11" x 10' 10" (3.63m x 3.3m)

**Bedroom Two** 13' 10" x 13' 10" (4.22m x 4.22m)

**Bedroom Three** 14' 0" x 8' 2" (4.27m x 2.49m)

**Utility/Rear Porch** 9' 7" x 3' 8" (2.92m x 1.12m)

**Garage** 20' 2" x 10' 1" (6.15m x 3.07m)

**Property Information**

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

**Council Tax** Band D - 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.





Driveway & Garage



Side Garden





Garden



1 Westbourne Road

Request a Viewing Online or Call 01524 737727



# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# Westbourne Road, Warton, Carnforth, LA5

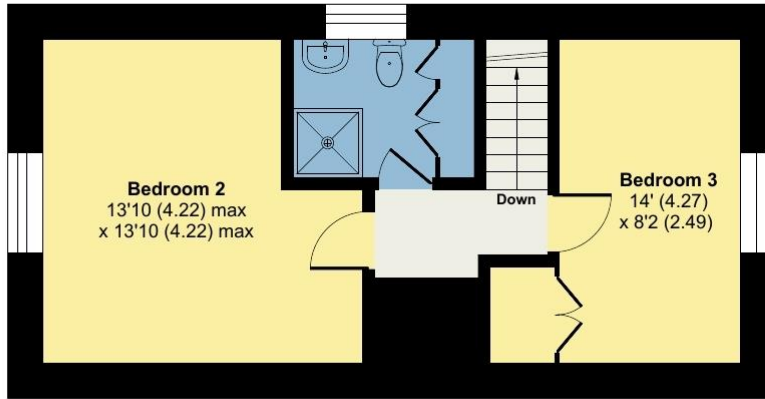


Approximate Area = 1276 sq ft / 118.5 sq m

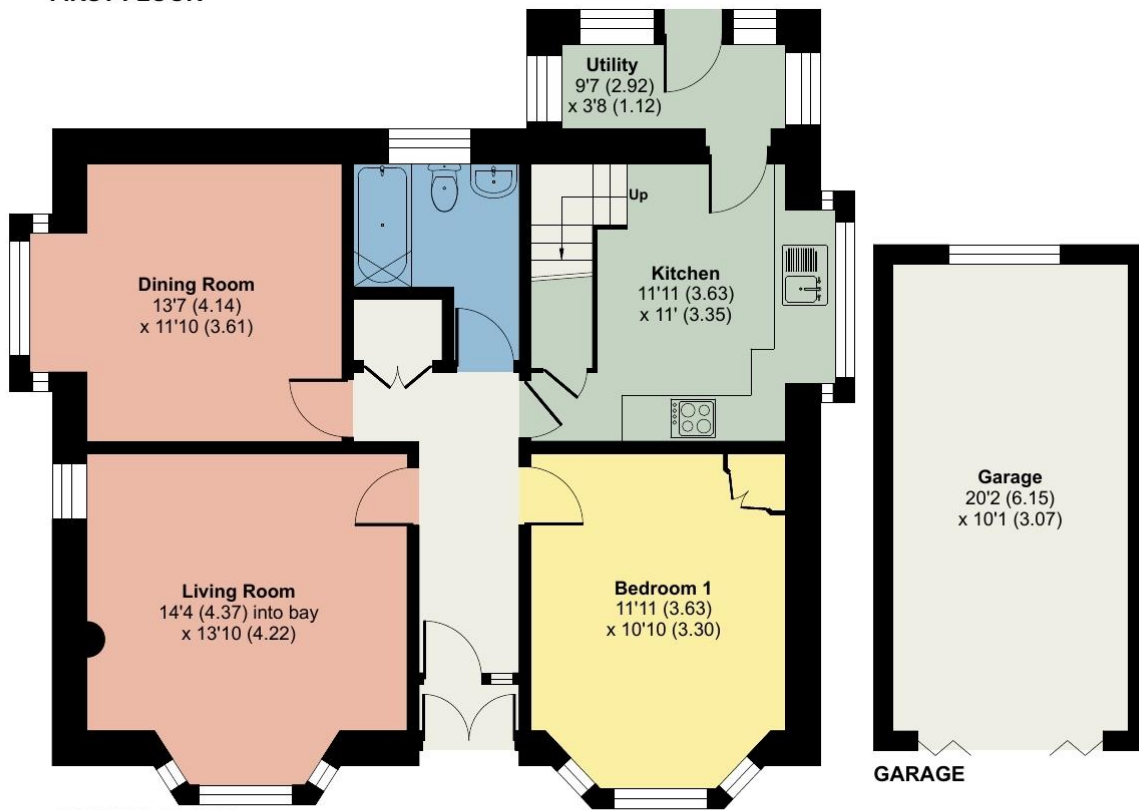
Garage = 205 sq ft / 19 sq m

Total = 1481 sq ft / 137.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1204126

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