

Carnforth

£150,000

2 Wartonwood View, Carnforth, Lancashire, LA5 9DE

An excellent opportunity to acquire this three-bedroom end-terrace home, located in the heart of the popular market town of Carnforth. With some updating needed, this property offers great potential for you to add your personal touch and make it truly your own.

Quick Overview

Three Bedroom End Terraced House
Central Town Cul-de-Sac Location
Allocated Parking
Private Garden
Some Updating Required
No Chain Delay
Perfect First Time Buy
Ultrafast Broadband Available*



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Property Reference: C2464



Living/Dining Room



Living/Dining Room



Kitchen



Bedroom One

Location Carnforth is a traditional market town located in the north of Lancashire, surrounded by stunning countryside and just a short distance from the coast and the Lake District National Park. Known not only for its friendly community but also its rich history, the town has ample local amenities, including shops, supermarkets, doctors, and pubs, along with secondary and primary schools.

The town has excellent transport links within easy reach with access to the M6 motorway and a mainline railway station connecting to major cities North and South. With its beautiful surroundings and friendly atmosphere, Carnforth is the perfect place to call home.

Property Overview Nestled in a quiet cul-de-sac, you're welcomed into the property through the vestibule - ideal for hanging coats and storing shoes. This space flows seamlessly into the spacious open-plan living and dining room, offering plenty of room for your furniture. The area also features convenient understairs storage and sliding doors that lead out to the private rear garden.

The kitchen, while fully functional with a tiled backsplash and flooring, is ready for a modern upgrade. It includes space for an oven, extractor fan, and fridge freezer.

Upstairs, you'll find two generous double bedrooms and a comfortable single bedroom, all offering a blank canvas for your personal style. Completing the first floor is the main bathroom, which features a toilet, pedestal sink, and a bath with an overhead shower, finished with tiled surrounds and a carpeted floor.

Outside & Parking Externally, the property benefits from allocated parking for one vehicle and a low-maintenance lawned area at the front.

The rear features a beautifully maintained garden, bordered by mature shrubs and trees, providing a sense of privacy. A patio area offers a perfect spot for relaxation and leads around to the side of the property.

Directions From the Hackney & Leigh office in Carnforth, turn right at the traffic lights onto Lancaster Road. Follow the road out, and just before the turning right to Tesco, turn right into Haws Hill and take your second left onto Wartonwood View where the property is located on your left hand side.

What3Words ///adding.dynasties.sooner

Accommodation with approximate dimensions

Living/Dining Room 23' 4" x 11' 10" (7.11m x 3.61m)

Kitchen 7' 2" x 6' 7" (2.18m x 2.01m)

Bedroom One 12' 10" x 8' 6" (3.91m x 2.59m)

Bedroom Two 10' 2" x 7' 7" (3.1m x 2.31m)

Bedroom Three 7' 7" x 7' 3" (2.31m x 2.21m)

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band B - Lancaster City Council

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 Two



Bedroom Three



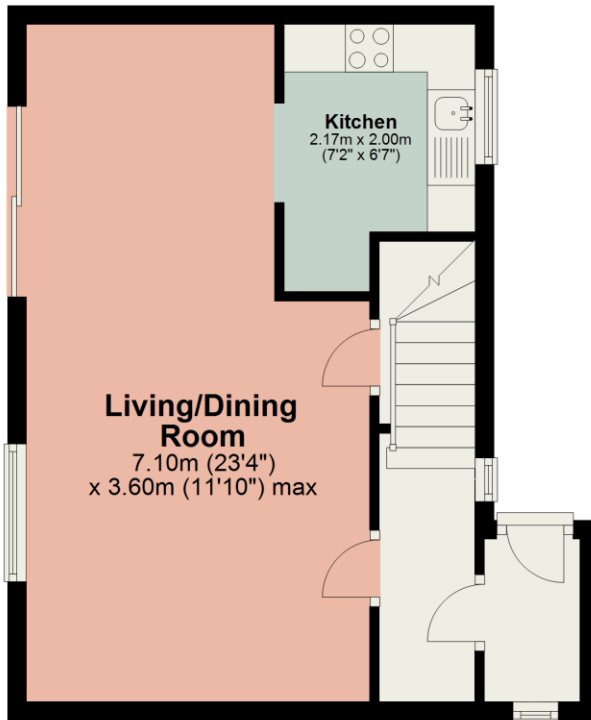
Bathroom



Garden

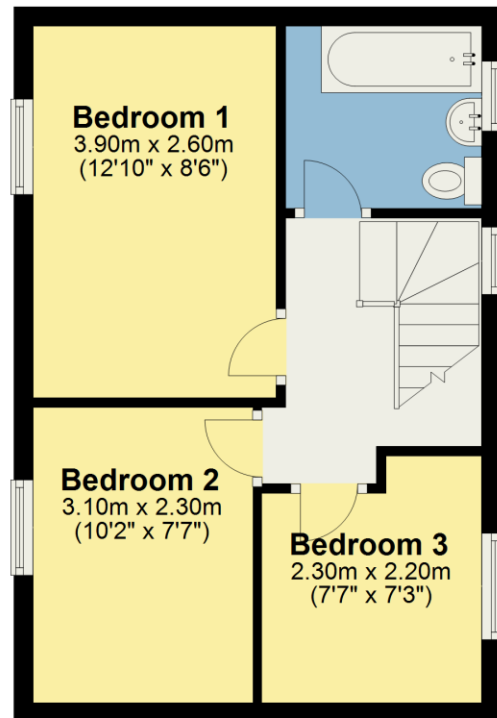
Ground Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 68.1 sq. metres (732.6 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 in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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