



## Warton

**£275,000**

15 Westover Avenue, Warton, LA5 9QP

Tastefully upgraded and well-presented, 15 Westover Avenue is a semi-detached dormer bungalow located in the desirable village of Warton. With three bedrooms, two reception rooms, a private garden, and off-street parking, this home is an excellent choice for anyone looking to downsize or settle into a family home.

### Quick Overview

Well Presented Semi Detached Dormer Bungalow

Three Bedrooms

Two Reception Room and Sun Room

Driveway and Garage

Situated in the Popular Village of Warton

Quiet Residential Location

Local Walks Nearby

Close to Local Amenities and Transport Links

Recent Reroof

Superfast Broadband Available\*



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Superfast  
Broadband



Driveway &  
Garage

Property Reference: C2469



Hallway



Living Room



Living Room



Dining Room

**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 the property and into the hallway, where you'll find a versatile second reception room to your left. Currently set up as a dining area with access to the first floor, this flexible space can easily transform into a home office, hobby room, or whatever best fits your lifestyle needs.

Continue into the cosy living room, featuring a bay window that fills the space with natural light. This room is neutrally decorated, ready for you to make it your own. Further down the hallway, you'll discover the kitchen, complete with wood cabinetry, complementary tiled flooring, and splashback. It's equipped with integrated appliances, including a hob, oven, and extractor, with plumbing for a washing machine and dishwasher, plus room for a freestanding fridge-freezer. An archway leads to the sunroom, a peaceful retreat with easy access to the rear garden-ideal for relaxation or entertaining.

The ground floor also features two of the three well-sized bedrooms, each modernly decorated and awaiting your personal touch. Completing this level is the stylish shower room, featuring aqua-panel surrounds, tiled walls, a walk-in shower, vanity sink, toilet, heated towel rail, and chrome fixtures.

On the first floor, you'll find the main bedroom, complete with Velux windows and ample under-eaves storage, offering a bright, comfortable space.

**Outside & Parking** Outside, this property impresses with a paved driveway, providing ample parking for multiple vehicles, along with a garage offering excellent storage options. The front garden features a raised flower bed filled with a variety of flowers, adding a welcoming splash of colour.

The rear garden is thoughtfully designed and low-maintenance, featuring a paved area perfect for outdoor gatherings. A raised, landscaped patio with stylish gravel borders completes the space, offering an ideal spot to relax.



Kitchen



Kitchen



Kitchen



Sun Room



Bedroom Two



Bedroom Two

**Directions** From the Hackney & Leigh Carnforth office, pass through Millhead and enter Warton. Continue along Main Street and turn right onto Borwick Lane then take the first right into Back Lane. Take the first left onto Westover Avenue, follow the road and the property is located on your left-hand side.

**What3Words** ///furniture.seat.hits

**Accommodation with approximate dimensions**

**Living Room** 11' 3" x 15' 1" (3.43m x 4.6m)

**Dining Room** 11' 1" x 9' 10" (3.38m x 3m)

**Sun Room** 10' 7" x 7' 5" (3.23m x 2.26m)

**Kitchen** 11' 0" x 9' 10" (3.35m x 3m)

**Bedroom One** 11' 5" x 9' 5" (3.48m x 2.87m)

**Bedroom Two** 11' 3" x 11' 5" (3.43m x 3.48m)

**Bedroom Three** 8' 9" x 8' 11" (2.67m x 2.72m)

**Garage** 16' 8" x 9' 4" (5.08m x 2.84m)

**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 Three



Shower Room



Garden



Garden

Request a Viewing Online or Call 01524 737727

# Meet the Team

## Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727  
Mobile: 07464 545687  
laurahizzard@hackney-leigh.co.uk



## Keira Brown

Sales Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



## Kirsty Roberts

Sales Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



## Alan Yates

Viewing Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



## Jo Thompson

Lettings Manager

Tel: 01539 792035  
Mobile: 07779 771146  
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 737727** or request online.



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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: [carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)

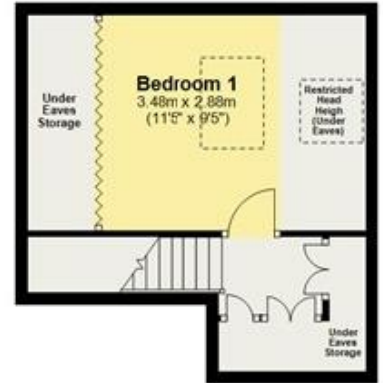
### Ground Floor

Approx. 93.3 sq. metres (1004.5 sq. feet)



### First Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



**Total area: approx. 120.4 sq. metres (1295.7 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: [REDACTED]  
Plan produced using PlanUp.

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