

Warton

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.

£275,000

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*













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.

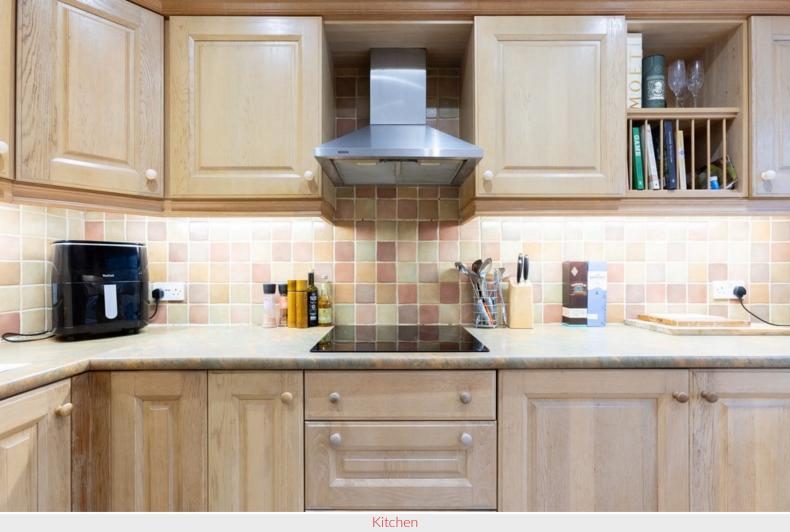
Continue into the cosy living room, featuring a bay window that fills the space with natural light. This room is neutrally decorated, ready for you to make it your own. Further down the hallway, you'll discover the kitchen, complete with wood cabinetry, complementary tiled flooring, and splashback. It's 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



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.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Three



Shower Room





Garden

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

jothompson@hackney-leigh.co.uk



Lettings Manager

Tel: 01539 792035 Mobile: 07779 771146

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





All us on: 01539 792032 Need help with conveyancing? Call us on: 01539 792032



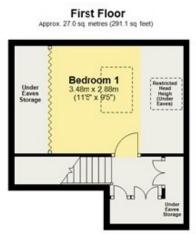
Can we save you money on your mortgage? Call us on: 01539 792033

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

Ground Floor







Total area: approx. 120.4 sq. metres (1295.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale usless 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. Because of the plan produced using PlanUp.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 08/11/2024.