



Warton

£265,000

12 Washington Drive, Warton, Lancashire, LA5 9RA

Set in an elevated position within a peaceful cul-de-sac in the sought-after village of Warton, having been updated and transformed by the current owners, this impeccably presented home offers views across the village and the surrounding countryside whilst occupying a generous plot.

Quick Overview

Recently fully Refurbished to a High Standard
Quiet Cul-de-Sac Village Location
Choice of Living Configurations
Garage and Off Street Parking
No Chain Delay
Perfect First Time Buy or Family Home
Low Maintenance Rear Garden with Far
Stretching Views
Recent Reroof and Fully Insulated
Close to Local Amenities and Transport Links
Superfast Broadband Available*



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Superfast
Broadband



Off Street Parking
& Garage

Property Reference: C2485



Utility

Enter the property through the utility room, thoughtfully designed with additional cabinetry to provide an ideal storage solution for coats and shoes. This room also houses the boiler, newly installed in 2023.

From the utility room, continue into the impressive open-plan kitchen, dining, and living area. The contemporary navy shaker-style kitchen features integrated appliances, including a Zanussi oven, gas hob, and space for a fridge freezer. With ample room for a dining table and chairs, this space is perfectly complemented by patio doors that open onto the rear garden, creating an inviting setting for entertaining and family gatherings.

Adding to this homes appeal, there is also a versatile study/home office - perfect for remote working or to use as an occasional bedroom.

Designed to make the most of its layout, this home features versatile split-level living. The first floor boasts two well-proportioned, bright, and airy double bedrooms, while the ground floor provides a third bedroom or additional living room, which is also accessible from the front of the property. This flexible space blends a cosy atmosphere with contemporary charm, complemented by tasteful neutral décor.

Completing the first floor is the stylish bathroom, consisting of a bath with an overhead shower, pedestal sink, toilet, heated towel rail, chrome fittings and modern grey tiled surrounds.



Study

At the front of the property, paved steps lead to the entrance, where you'll find an elevated garden featuring a lawned area, complemented by slate chippings and a charming flower bed. The garage, complete with power and lighting, provides ample storage or the perfect space for a workshop. Additionally, a dedicated parking space is conveniently located in front of the garage.



Kitchen

At the rear, the tiered garden is accessible from both the dining/living area and around the side of the property. Thoughtfully landscaped with various sections and flower beds, the garden leads to a designated seating area at the top, where you can enjoy lovely views. The entire space is fully enclosed, offering both privacy and tranquillity.



Open Plan Kitchen/Dining/Living Area



Kitchen



Open Plan Kitchen/Dining/Living Area



Bedroom One



Bedroom One Views



Bedroom Two



Bedroom Two

Accommodation with approximate dimensions

Living/Dining Room 12' 2" x 10' 10" (3.71m x 3.3m)

Kitchen 11' 10" x 9' 10" (3.61m x 3m)

Office 8' 6" x 6' 11" (2.59m x 2.11m)

Utility Room

Bedroom One 10' 10" x 8' 6" (3.3m x 2.59m)

Bedroom Two 14' 1" x 9' 8" (4.29m x 2.95m)

Bedroom Three/Reception Room 14' 1" x 12' 10" (4.29m x 3.91m)

Bathroom

Garage 14' 9" x 7' 7" (4.5m x 2.31m)

Property Information

Tenure Freehold

Council Tax Band B

Services Mains gas, electricity, water and drainage. Superfast broadband available.

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

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out towards Warton. Proceed through the Main Street of Warton, passing the right hand turn into Borwick Lane. Take the left hand turning into Croftlands, take your first left onto Washington Drive and the property is located on your left hand side.

What3Words ///groomed.delighted.pasta

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Bedroom Three/Reception Room



Bathroom



Rear Garden



Rear Garden

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Meet the Team

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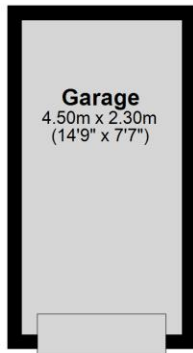
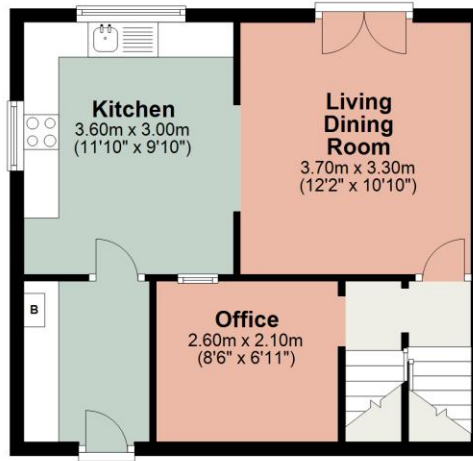


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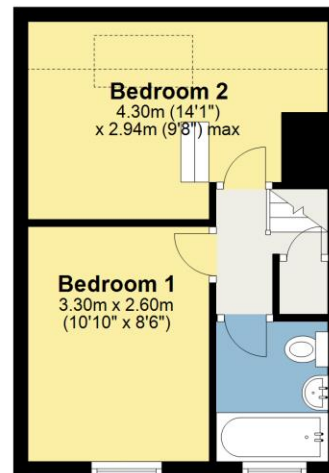
First Floor

Approx. 48.1 sq. metres (517.9 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.1 sq. feet)



Ground Floor

Approx. 17.2 sq. metres (184.7 sq. feet)



Total area: approx. 92.5 sq. metres (995.6 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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