



15 Borwick Lane, Warton
£315,000



15 Borwick Lane

Warton

A well proportioned detached property located in the village of Warton. The property is close to local amenities, transport services and access to great road links to the M6 Motorway, Lake District National Park and the Yorkshire Dales.

Introducing this 3 Bedroom Detached Dormer Bungalow, a well-proportioned dwelling that offers a versatile living space ideal for first-time buyers or savvy investors. This residence boasts two inviting reception rooms - a cosy sitting room and a charming dining room - perfect for hosting intimate gatherings. The fully fitted kitchen offers easy access to the peaceful garden, providing a harmonious blend of indoor-outdoor living.

The property also has three double bedrooms, two of which feature generous storage solutions including eaves storage. Convenience is key with a family bathroom and ground floor cloakroom, complemented by a second cloakroom on the first floor.

Step outside to discover the outside space, with lush lawns and planted beds framing the substantial gardens at both the front and rear of the property. Enjoy unparalleled privacy in the fully enclosed rear garden, creating an area for relaxation and alfresco dining. Parking is a breeze with ample driveway space to the side of the property, in addition to a detached garage that offers both shelter for your vehicle and extra storage solutions.



- A well proportion detached property
- A great first time buyers property or investment opportunity
- Two reception rooms with a sitting room and dining room
- Fully fitted kitchen with access to the garden
- Three double bedrooms with two having ample storage and eaves storage
- Family bathroom and a cloakroom on the ground floor and a second cloakroom on the first floor
- Gardens to both the front and rear
- Garage and ample driveway parking
- Easy access to local towns and amenities
- Road links to the M6 Motorway



GROUND FLOOR

PORCH 4' 0" x 2' 7" (1.21m x 0.78m)

ENTRANCE HALL 10' 5" x 7' 1" (3.18m x 2.16m)

SITTING ROOM 14' 11" x 13' 9" (4.54m x 4.20m)

DINING ROOM 9' 11" x 9' 5" (3.02m x 2.86m)

KITCHEN 12' 9" x 10' 10" (3.89m x 3.31m)

BEDROOM 16' 11" x 11' 11" (5.15m x 3.63m)

BATHROOM 6' 4" x 5' 8" (1.94m x 1.73m)

CLOAKROOM 6' 4" x 2' 8" (1.94m x 0.82m)

FIRST FLOOR

LANDING 8' 10" x 2' 8" (2.68m x 0.81m)

BEDROOM 13' 9" x 11' 2" (4.18m x 3.40m)

BEDROOM 11' 2" x 10' 10" (3.41m x 3.29m)

CLOAKROOM 5' 11" x 5' 11" (1.81m x 1.81m)

EPC RATING: E

COUNCIL TAX: BAND E

TENURE: FREEHOLD

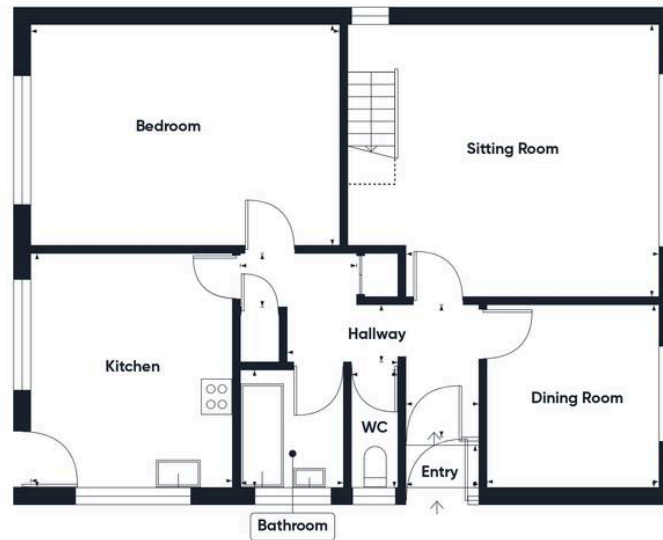
SERVICES: Mains electric, mains gas, mains water, mains drainage

DIRECTIONS: From Carnforth follow the A6 towards Keer Level Roundabout and go straight over and take the next left onto Threagill Lane. At the end of the lane take a left onto Borwick Lane where you will find number 15 on the right.

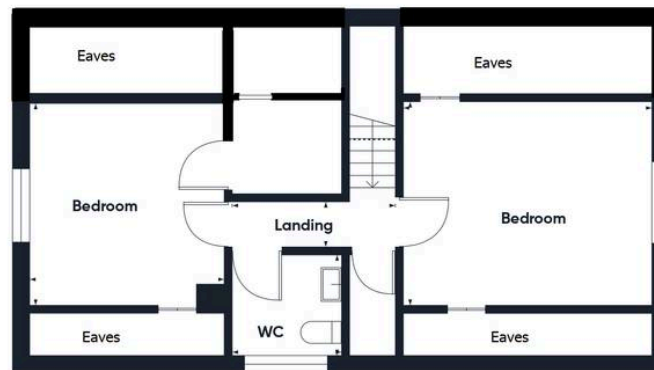
WHAT3WORDS: ///spooned.juices.pavilions

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1235 ft²

114.7 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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