



Warton

£150,000

9 Washington Drive, Warton, Carnforth, LA5 9RA

Washington Drive is located in the tranquil village of Warton and offers a split level two-bedroom home with a good sized front and rear garden. Surrounded by picturesque countryside walks and set within a friendly, welcoming community, this property presents an excellent opportunity for first-time buyers or investors alike.

Quick Overview

- Cul-de-Sac Village Location
- Two Bedrooms
- Spacious Front And Rear Garden
- Garage And Off Street Parking
- Perfect First Time Buy Or Investment
- Nearby Bus, Rail and M6 Links
- Scenic Walks On The Doorstep
- Well Regarded Schools Nearby
- Easy Reach Of Amenities
- Superfast Broadband Available*



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Superfast
Broadband



Off Street Parking
& Garage

Property Reference: C2615



Living Room



Kitchen



Kitchen



Bedroom One

Calling all investors, first time buyers or those looking for a project. Nestled in the popular village of Warton and 9 Washington Drive presents an exciting opportunity for those with a vision for transformation, with renovation and modernisation needed throughout, this property holds the promise of becoming a truly wonderful home.

Head up the garden path and step into the living room which is a bright and airy space with feature fireplace and ample storage, steps lead up into the kitchen which currently has a range of wall and base units and access into the rear garden.

Continuing up through the quirky split level home you will find Bedroom One to the front of the home, a double room with built in wardrobes keeping your room clutter free. Bedroom Two is a single room with storage cupboard and velux window overlooking the rear garden. The bathroom consists of bath with overhead shower, pedestal hand wash basin and w/c.

Externally to the front there is off street parking and a garage with a good sized front garden leading up to the home, at the rear the garden is spacious and with some thoughtful clearing and landscaping it could make a lovely space for summer BBQs and outdoor entertaining.

Accommodation with approximate dimensions

Living Room 14' 1" x 12' 11" (4.29m x 3.94m)

Kitchen 8' 5" x 6' 5" (2.57m x 1.96m)

Bedroom One 9' 10" x 8' 6" (3m x 2.59m)

Bedroom Two 8' 6" x 7' 6" (2.59m x 2.29m)

Bathroom 6' 7" x 5' 3" (2.01m x 1.6m)

Garage

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band B.

Services Mains gas, water, drainage and electricity.

Energy Performance Certificate Band D - 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 ///learns.newlywed.kebab

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Anti Money Laundering Regulations 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).



Bathroom



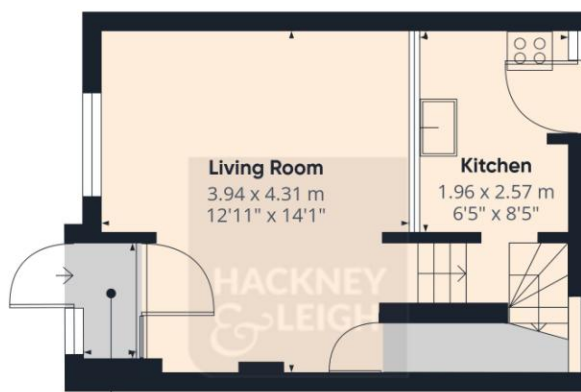
Bedroom Two



Rear Garden



Rear Garden

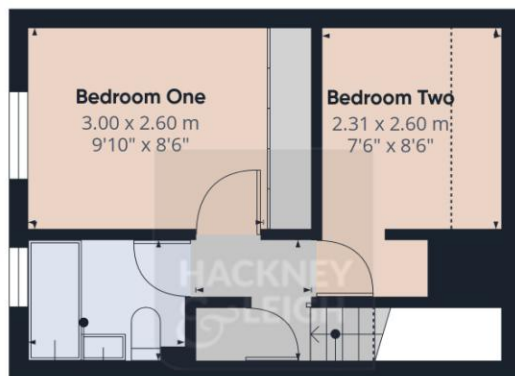


Entrance
0.71 x 1.57 m
2'3" x 5'1"

Living Room
3.94 x 4.31 m
12'11" x 14'1"

Kitchen
1.96 x 2.57 m
6'5" x 8'5"

Floor 0



Bathroom
2.03 x 1.61 m
6'7" x 5'3"

Landing
1.48 x 1.61 m
4'10" x 5'3"

Bedroom One
3.00 x 2.60 m
9'10" x 8'6"

Bedroom Two
2.31 x 2.60 m
7'6" x 8'6"

Floor 1



Approximate total area⁽¹⁾

46.6 m²
501 ft²

Reduced headroom

1.7 m²
18 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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