Warton

£260,000

103 Croftlands, Warton, Carnforth, LA5 9QE

Welcome to 103 Croftlands, a well-presented semi-detached home with two bedrooms, located in the sought-after village of Warton. The property offers generous living spaces, a large garden and ample parking, making it an ideal home for a range of buyers. Conveniently positioned for access to the villages of Warton and Carnforth, residents can easily reach local shops, pubs and everyday amenities. The M6 motorway is also just a short drive away, making this an excellent choice for commuters seeking a peaceful setting within an area of outstanding natural beauty.

Quick Overview

- Well Presented Semi Detached Home
- Two Double Bedrooms
- Generous Living Spaces
- Large Garden
- Close to Transport Links
- Ample Off Road Parking
- Sought After Location
- Chain Free
- Off Road Parking
- Superfast* Broadband Available

Property Reference: C2628

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Living Room

Dining Room

Kitchen

Kitchen

Step into a welcoming entrance hallway, where stairs rise to the first floor and a useful understairs storage cupboard provides practical space for coats and household items.

To the left, you will find a generous living room featuring a charming wood burner, perfect for creating a cosy atmosphere during the colder months. This room opens through to the dining room, which has been thoughtfully opened up to create a fantastic, light-filled space. Large patio doors allow natural daylight to flood in and provide direct access out to the garden, making it ideal for both everyday living and entertaining.

Returning to the hallway, at the rear of the property is a spacious kitchen diner. This inviting area offers a comfortable seating space and also benefits from a wood burner, creating a warm and sociable environment for family life. The kitchen itself is fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Integrated appliances include an oven and four-ring gas hob, with plumbing for a washing machine and space for an undercounter fridge.

Ascending the stairs to the first floor, you will find two well-proportioned double bedrooms, both offering comfortable and versatile accommodation. The house bathroom is fitted with a double shower and wash basin, while the W.C. is conveniently separate - a particularly practical feature for busy households.

Externally, the property truly stands out thanks to its impressive outside space. Set on a very generous plot, the garden offers a combination of lawn and patio areas along with useful sheds and storage. In addition, there is ample off-road parking for several vehicles, making this home particularly appealing for families or those requiring extra space.

Accommodation (with approximate dimensions)
Living Room 11' 10" x 14' 3" (3.61m x 4.34m)
Dining Room 11' 4" x 9' 11" (3.45m x 3.02m)
Kitchen 19' 7" x 9' 0" (5.97m x 2.74m)
Bedroom One 12' 7" x 8' 11" (3.84m x 2.72m)
Bedroom Two 10' 0" x 8' 3" (3.05m x 2.51m)
Bathroom

Property Information
Tenure Freehold (Vacant possession upon completion).

Council Tax Band C Lancaster City Council

Services Mains gas, water, drainage and electricity.

Energy Performance Certificate 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 right and the property is on the right.

What3Words ///nibbled.imposes.racetrack

Viewings Strictly by appointment with Hackney & Leigh.

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).

Bedroom One

Bedroom Two

Garden

Garden

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

81.5 m²

876 ft²

Reduced headroom

0.5 m²

5 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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