



2 WESTBOURNE ROAD, WARTON, CARNFORTH, LANCASHIRE, LA5 9NP
£230,000

MILNE MOSER
SALES + LETTINGS

2 WESTBOURNE ROAD
WARTON
CARNFORTH
LA5 9NP



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PARKING

OVERVIEW

On the fringes of the pretty village of Warton, this semi detached bungalow is perfect for those looking for one level living.

The easily managed accommodation is well laid out and has two bedrooms, a bay windowed lounge and extended dining kitchen at the rear. There is a shower room and separate WC and the property is gas centrally heated and UPVC double glazed.

Low maintenance gardens to three sides along with off road parking.

Some cosmetic updating is required, however this is the ideal opportunity to adapt to personal tastes and create a long term home. No onward chain.





ACCOMMODATION

A frosted uPVC double glazed door at the side leads to porch with further glazed door into the hall.

HALL

An L shape hallway with access to all rooms and the loft. Two ceiling lights and a radiator.

LOUNGE

11' 8" x 14' 10" (3.55m x 4.53m) into bay window
UPVC double glazed bay window to the front aspect. The focal point of the room is the wood fire surround with marble style inset and hearth and an electric fire. Display and TV shelving, a radiator and ceiling light.

KITCHEN DINER

11' 5" x 14' 10" (3.47m x 4.51m)
Semi divided creating a kitchen and dedicated dining area with UPVC double glazed French doors leading to the side and two UPVC double glazed windows - the window to the rear has a view over gardens towards fields. A further external door. Fitted with pale wood effect base and wall units, marble effect worktops and tiled splashbacks. Stainless steel sink with drainer, a gas hob and electric oven. Two ceiling lights, a radiator and plumbing for a washing machine. Cupboard housing the Glow Worm boiler.

BEDROOM

11' 8" x 11' 10" (3.55m x 3.62m)
UPVC double glazed window to the rear aspect. Radiator and a ceiling light.

BEDROOM

8' 11" x 9' 7" (2.72m x 2.93m)
Facing the front elevation, the second bedroom has a UPVC double glazed window, a radiator and ceiling light.

SHOWER ROOM

5' 7" x 5' 10" (1.69m x 1.78m)
Frosted UPVC double glazed window to the side aspect. Quadrant shower cubicle and a pedestal wash hand basin. Tiling to the walls, a radiator and ceiling light.



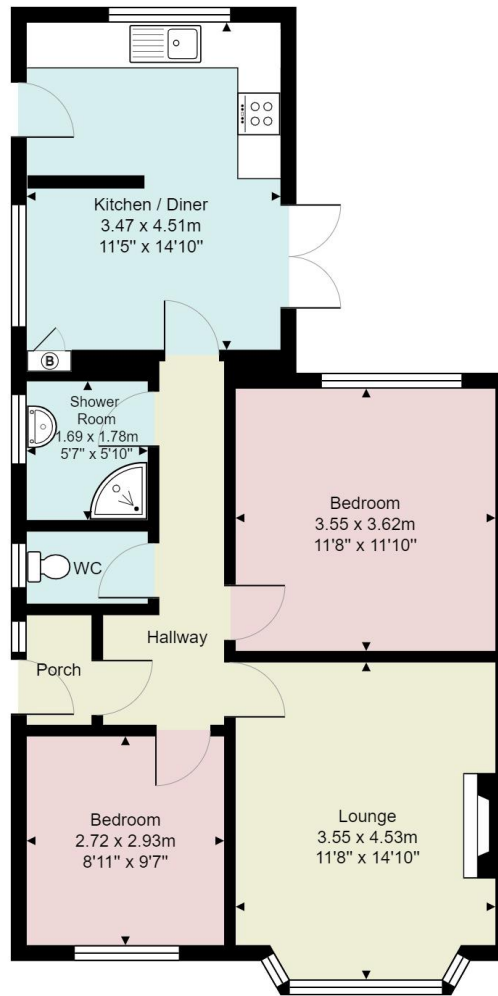
WC

Frosted UPVC double glazed window the side aspect. Fitted with a WC, ceiling light and a radiator.

EXTERNAL

The front garden has been gravelled for ease and there is external lighting and a driveway leading to the side. The low maintenance garden spaces continue at the rear with a further area adjacent to the French doors leading from the dining area. There is an external tap and garden shed.





This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only






DIRECTIONS

Approaching Warton from Carnforth on Mill Lane, Westbourne Road is the first turning to the left as you reach the village. The property is on the left hand side.
[what3words///choirs.clan.treaty](https://www.what3words.com/choirs.clan.treaty)

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: C
 EPC Grading: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:
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