



Warton Grange Sand Lane, Warton  
£221,600





## Warton Grange Sand Lane

Warton, Carnforth

Stunning 3-bed semi-detached house in Warton Grag under 80% Affordable Local Occupancy Scheme. Master bed with en-suite, 2 beds, 2 reception rooms, French doors to garden, garage, parking, and beautiful outdoor space with elevated rear garden and garage offering vehicle and storage space. Ideal home with nearby amenities and transport links. Council Tax band: C

Tenure: Freehold

- Semi Detached
- 80% Affordable Local Occupancy Scheme
- 3 Bedrooms, Master En-Suite
- 2 Receptions, Connecting Double Doors
- French Doors to Garden
- Garage & Parking
- Front & Rear Garden
- Warton Grag Views
- Transport & Travel Links
- Local Amenities, Schools & Shops





### **Welcome Home**

This modern, semi detached house has plenty of kerb appeal and offers plenty of space inside and out. Step through the front door and into a generous, light, hallway. Stairs lead up to the first floor and matching doors open to the ground floor rooms. You will find a generous bay fronted lounge with a living flame gas fire focal point. Open views out over the front take in Warton Crag. Double doors connect the lounge and rear dining room meaning you can open the living space up or close into separate rooms dependent on what suits making the reception space versatile and appealing. From the dining area double doors connect through to the modern kitchen at the side and also to the rear garden creating that perfect balance of outside, inside space. The kitchen has light beech effect cabinets and a tiled floor. The granite effect work top complements the kitchen and integrated appliances include the oven, hob, extractor and dishwasher.

### **Bedrooms & Bathroom**

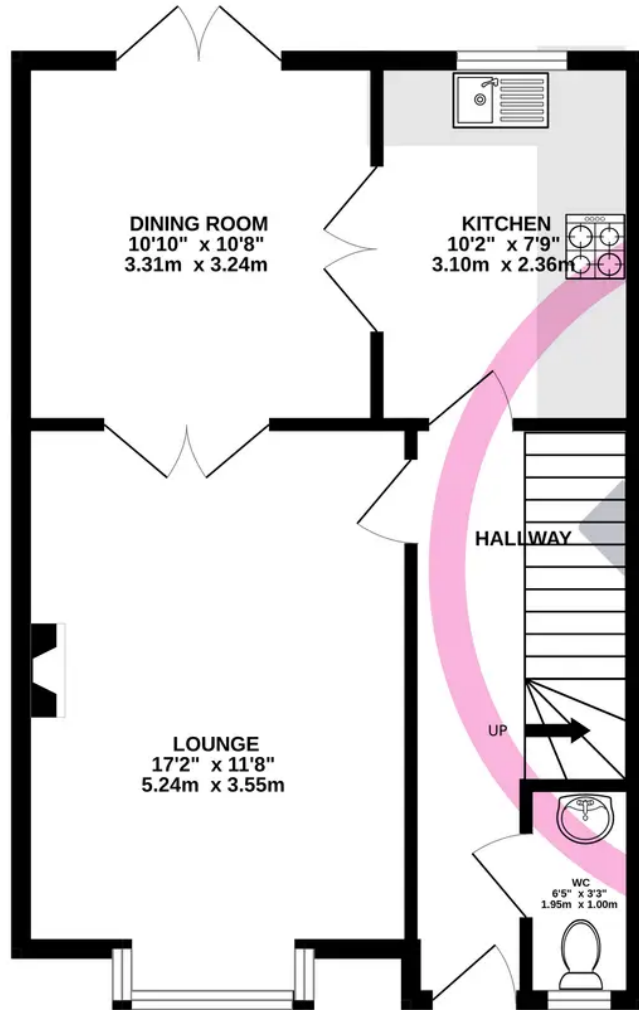
On the first floor you will find three well proportioned bedrooms and the family bathroom. In the bathroom there is an over bath shower and the master bedroom benefits from having an en-suite shower room. To the front you will once again see beautiful views of Warton Crag.

### **Use of Property**

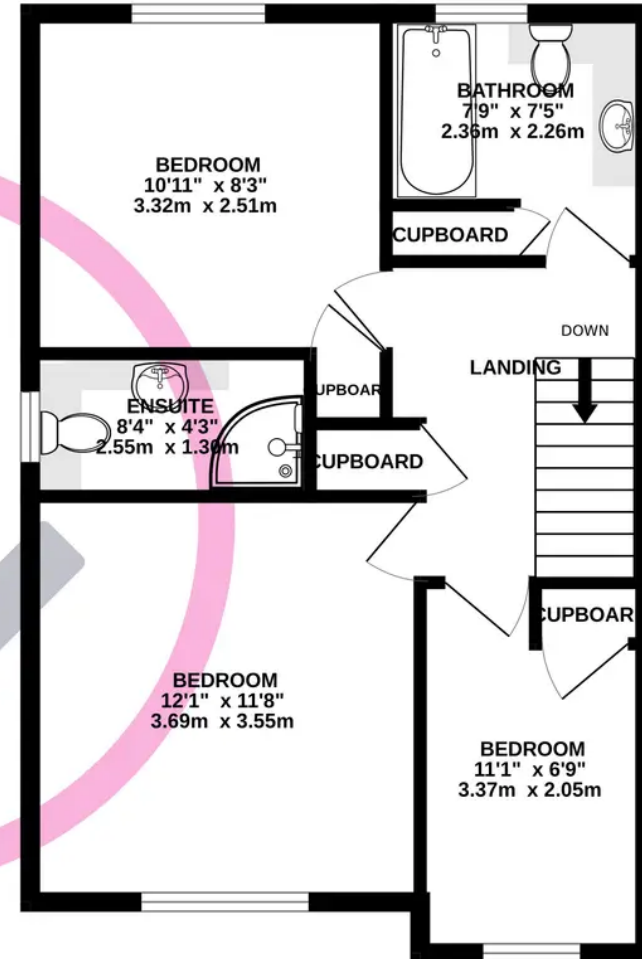
The property must be your only or principal home and cannot be used as a 'buy to let', second home or holiday let.



GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



FIRST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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