



180 MAIN STREET, WARTON, CARNFORTH, LA5 9PN  
**£310,000**

**MILNE MOSER**  
SALES + LETTINGS



180 MAIN STREET  
WARTON  
CARNFORTH  
LA5 9PN



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PARKING

#### OVERVIEW

Located in the pretty village of Warton with good facilities, primary school and transport links all close by, this traditional period property has real character and charm and is available with no onward chain. Benefitting from both a rear garden and parking - a rarity in this location - the property would be suitable for a range of buyers and boasts three double bedrooms, two reception rooms, a light and bright kitchen and generous bathroom. Gas centrally heated and UPVC double glazed plus neutral decor throughout - perfect for buyers to personalise to their own tastes.

#### ACCOMMODATION

From Main Street, a period wooden front door leads into the porch. The porch has a tiled floor and glazed door into the sitting room.

#### SITTING ROOM

15' 0" x 18' 0" (4.57m x 5.50m)

A characterful room with exposed beams and a sandstone style fire surround and a living flame gas fire. A UPVC double glazed window faces the front aspect and there is an internal window to the kitchen. Useful understairs cupboard, two radiators and three wall lights.

#### DINING ROOM

9' 8" x 16' 3" (2.94m x 4.95m) max

UPVC double glazed window facing the front aspect and a further frosted UPVC double glazed window to the rear. Ceiling light and a radiator.







#### KITCHEN

13' 0" x 8' 0" (3.95m x 2.44m) max

Overlooking the rear garden the kitchen is light and bright and fitted with pale oak style base and wall units, dark worktops and tiled splashbacks. Stainless steel sink with drainer, an electric hob, undercounter oven and separate grill. There is space for a fridge and freezer and plumbing for a washing machine. Radiator and a ceiling light. UPVC double glazed window and a UPVC double glazed external door.

#### LANDING

UPVC double glazed window on the stairwell and access to the loft.

#### BEDROOM

12' 7" x 11' 8" (3.85m x 3.57m) max

Facing the front aspect, the larger of the three double bedrooms has two built-in double wardrobes, overhead storage and central drawers with mirror and light above. Radiator, ceiling light and a UPVC double glazed window.

#### BEDROOM

12' 11" x 9' 2" (3.93m x 2.79m) max

The second bedroom also faces the front and has a radiator, ceiling light and UPVC double glazed window.

#### BEDROOM

10' 3" x 8' 6" (3.12m x 2.60m)

The third bedroom is to the rear of the property and has a pleasant view over rooftops towards countryside. UPVC double glazed window, a radiator and ceiling light.

#### BATHROOM

11' 6" x 5' 11" (3.51m x 1.79m)

Frosted UPVC double glazed window to the rear elevation A good sized room, fitted with a bath with shower above, a vanity hand basin and a WC. A built-in shelved cupboard houses the Remeha boiler and there is tiling to the walls, a ceiling light and radiator.





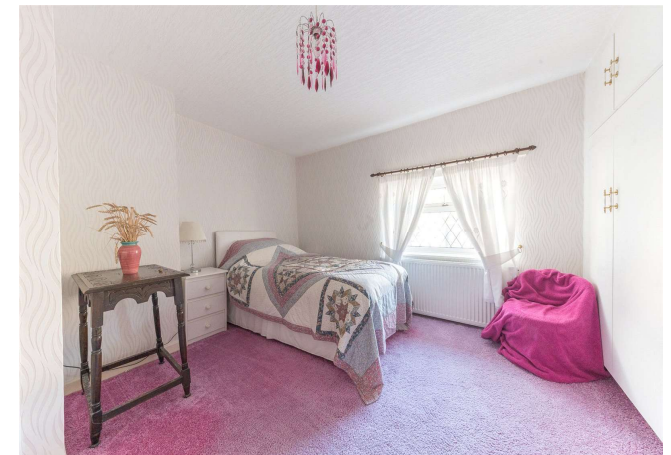
#### EXTERNAL

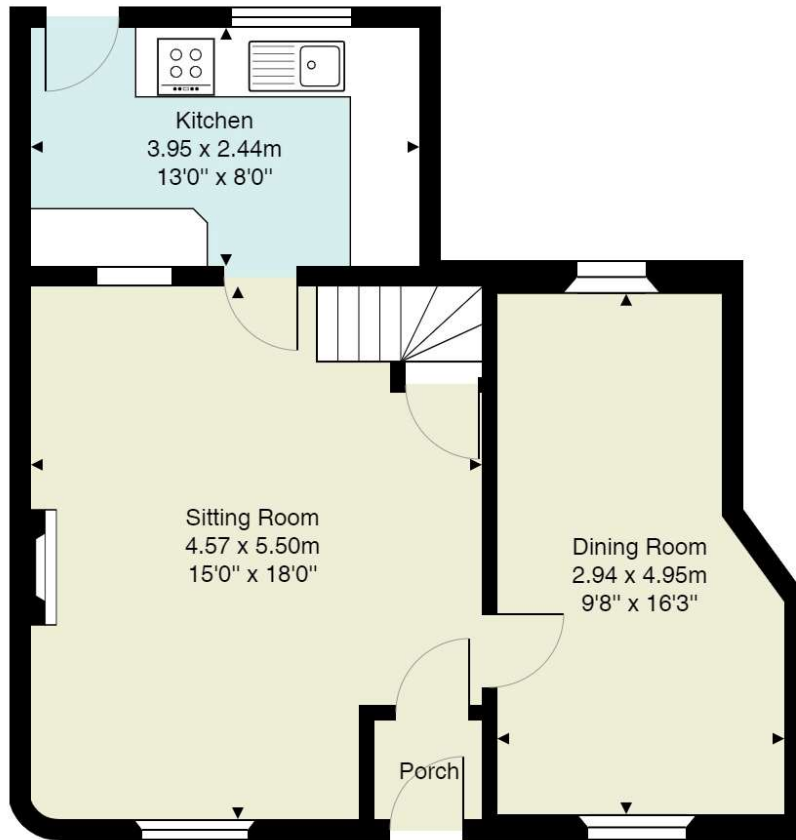
To the rear of the property is a lawn area with gravel path and a deck/patio space to the side. There is an external tap and light. The paved parking space is accessed via a lane from Borwick Lane and could accommodate two cars.

#### DIRECTIONS

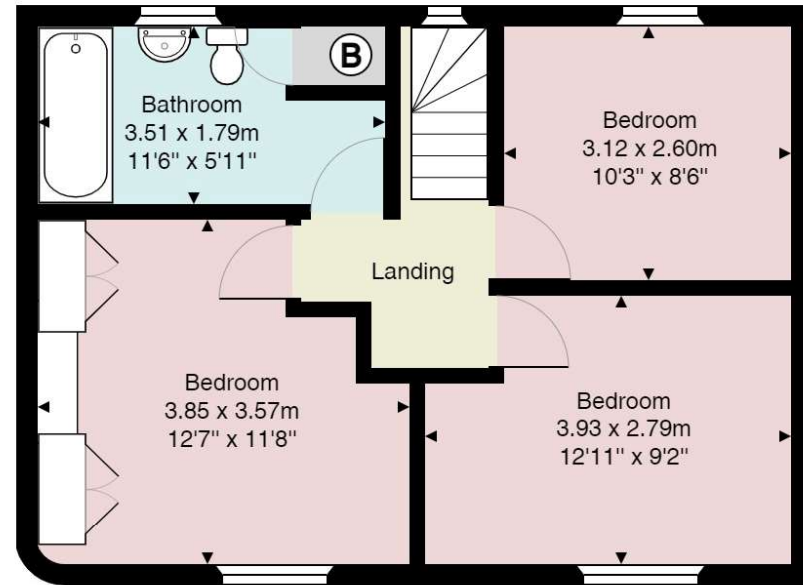
Approaching Warton from the A6 and Borwick Lane, proceed past the Methodist Church and up to the junction with Main Street. Turn left on Main Street with the property located a short distance on the left hand side. Access to the parking at the rear is on the left just prior to the junction.

[what3words///draw.scarf.verve](https://www.what3words.com/draw.scarf.verve)





Ground Floor



1st Floor

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





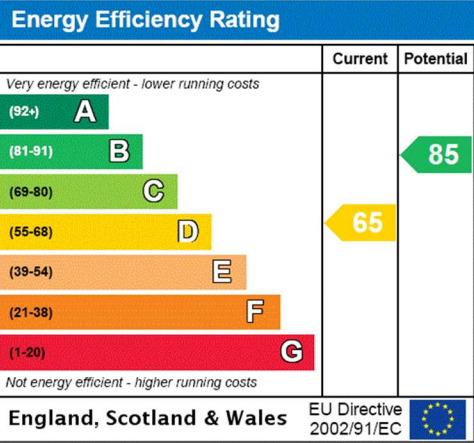




#### GENERAL INFORMATION

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

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



#### ARRANGE A VIEWING

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