



14 Croftlands, Warton  
£215,000



## 14 Croftlands

### Warton

A well proportioned terraced property position within Warton village convenient for the amenities available in neighbouring Carnforth and is within easy reach of Junction 35 of the M6. Nestled within a delightful location, this terraced property presents an exceptional opportunity for those seeking a comfortable family home. The interiors are enhanced by double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout. The accommodation comprises two reception rooms, with the sitting room featuring a cosy log burner, ideal for relaxing evenings. The modern kitchen provides access to the rear garden. The property benefits from three generously sized double bedrooms, a family bathroom, and a separate cloakroom.

The outdoor space of this property is equally impressive, with gardens at both the front and rear providing a peaceful sanctuary in the heart of the neighbourhood. The fully enclosed rear garden is a true highlight, featuring a long lawn bordered by flower beds along the fence line, a gravelled area at the rear, and space for garden furniture and a shed. The rear garden also includes a workshop and utility room, offering additional storage and workspace for various needs. To the front, a lawn and tarmac path lead from the pavement to the entrance of the house, creating a welcoming approach. A concrete area at the base of the lawn offers further potential for outdoor seating. With on-street parking available, residents can enjoy the convenience of a designated parking space. This property seamlessly blends indoor comfort with outdoor tranquillity, providing a truly alluring living experience for discerning buyers. This property would be great for first time buyers or those with a growing family.

- Terraced property
- Double glazing and gas central heating
- Two reception rooms with the sitting room having a log burner
- Easy access to the towns amenities
- Modern kitchen which has access to the garden
- Outbuildings which include a workshop and utility room
- Three double bedrooms
- Gardens to the front and rear
- Family bathroom and separate cloakroom
- On street parking

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **EPC RATING C**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND B**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Junction 35 of the M6 motorway take the A601 to the Pine Lake roundabout. Take the third exit onto the A6 proceeding for approximately 1/4 mile before taking the first turning on the left signposted Warton. Continue along this road passing under the railway bridge and on entering the village take a right onto Main Street then a left onto Croftlands and number 14 is on the right.

**WHAT3WORDS:** drives.shack.sideburns





## GROUND FLOOR

### ENTRANCE HALL

11' 3" x 7' 5" (3.43m x 2.26m)

### SITTING ROOM

13' 2" x 12' 1" (4.01m x 3.68m)

### KITCHEN

14' 0" x 11' 7" (4.27m x 3.53m)

### DINING ROOM

10' 3" x 6' 11" (3.12m x 2.12m)

## FIRST FLOOR

### LANDING

10' 0" x 3' 1" (3.06m x 0.95m)

### BEDROOM

19' 5" x 13' 3" (5.93m x 4.05m)

### BEDROOM

13' 1" x 9' 10" (3.99m x 3.00m)

### BEDROOM

10' 2" x 7' 1" (3.10m x 2.16m)

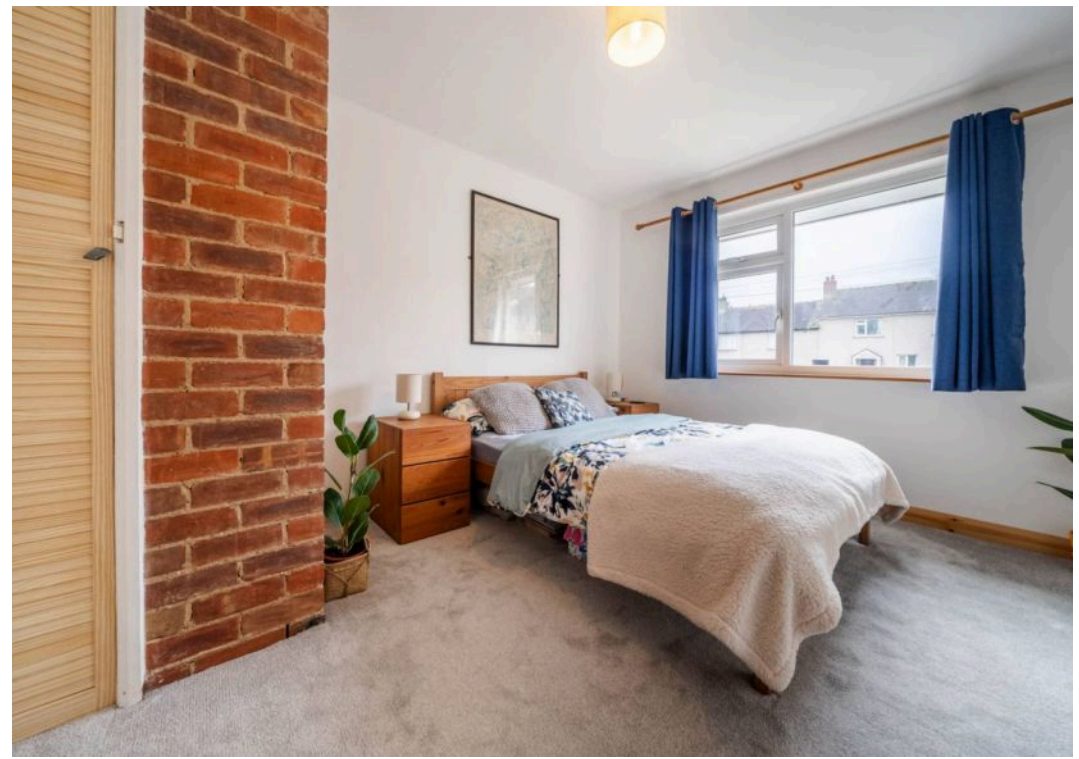
### BATHROOM

5' 9" x 5' 7" (1.74m x 1.69m)

### CLOAKROOM

7' 1" x 2' 2" (2.15m x 0.66m)



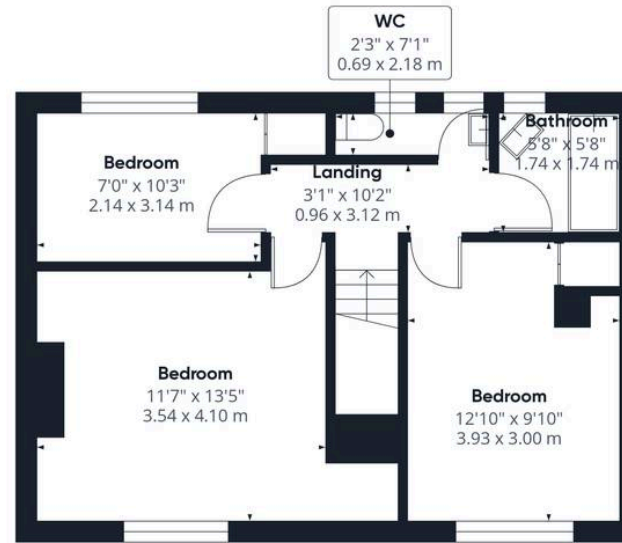








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



**Approximate total area<sup>(1)</sup>**

1060.14 ft<sup>2</sup>  
98.49 m<sup>2</sup>

**Reduced headroom**

7.54 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

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