



MILNE MOSER
SALES + LETTINGS



**112 Main Street,
Warton,
Carnforth,
LA5 9PJ**

£150,000





Situated in the picturesque village of Warton this property is a blank canvas. Laid out over three floors including a loft room, the property offers three good sized bedrooms, two reception rooms and kitchen/diner. With the great addition of two cellar rooms and uninterrupted views from the rear. Also included is a divorced garden with two small stone built outbuildings. Now in need of some upgrading and looking for its next lease of life this property would make a great project.

ACCOMMODATION

ENTRANCE HALL

Entered through a UPVC door with double glazed inserts, central ceiling light and wall mounted fuse board.

DINING ROOM

10' 10" x 9' 4" (3.3m x 2.84m) widest points

Entered through a wooden door with glazed inserts, UPVC double glazed window to the front, central ceiling light and radiator.

LOUNGE

13' 11" x 10' 10" x 6' 8" (4.24m x 3.3m x 2.03m)

'L' shaped room 'L' shaped room with double glazed window to the rear offering views over the village towards distant hills. Two ceiling lights, radiator and stone feature wall with fire set to hearth. Doors to both upper and lower levels.

LOWER GROUND FLOOR

Stairs lead down to the lower ground level.

KITCHEN

11' 11" x 10' 09" (3.63m x 3.28m)

Fitted with a range of base, wall and drawer units with worktop over incorporating breakfast bar, one and a half bowl stainless steel sink and drainer with mixer tap and four ring gas hob. UPVC double glazed window to the rear and moveable spots to the ceiling.

REAR HALLWAY

UPVC door with double glazed inserts offering access to the divorced garden. Under stairs storage, radiator and light.

CELLAR ROOM/WORKROOM

12' 09" x 7' 01" (3.89m x 2.16m)

Central ceiling light and radiator.

CELLAR ROOM

12' 11" x 5' 08" (3.94m x 1.73m)

Roof light and radiator.

FIRST FLOOR LANDING

Stairs from the Lounge lead to the first floor with a half landing. Central ceiling light, radiator, ladder to the loft space and sliding door storage. Access to all bedrooms and bathroom.

BEDROOM

9' 2" x 10' 00" (2.79m x 3.05m) Double room with UPVC double glazed window to the rear offering views over the village and towards the distant hills beyond. Radiator and central ceiling light.



ACCOMMODATION CONTINUED

BEDROOM

14' 00" x 7' 05" (4.27m x 2.26m)

UPVC double glazed window to the front, central ceiling light and radiator.

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BATHROOM

Fitted with a three piece suite comprising of pedestal wash hand basin, low level WC and panelled bath with shower over. Partly tiled, radiator, central ceiling light and opaque UPVC double glazed window to the rear.

LOFT ROOM

21' 02" x 15' 06" (6.45m x 4.72m)

Good sized additional space with some limited head height, wall mounted Baxi boiler, ladder leading from the first floor landing, strip light and Velux window to rear offering views.

DIVORCED GARDEN

Accessed from the rear of the property down a pathway. The property comes with two outhouses with wooden doors. One is suited for storage and the other has been adapted to create a smoke house. To the rear a bit further down the pathway is a small triangular shaped garden area.



FLOOR PLAN



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

From our Carnforth office on Market Street travel towards Warton Village through Millhead along Warton Road onto Mill Lane, bearing right onto Main Street at the junction with Sands Lane. Proceed through Warton past "The Malt Shovel" public house on your right and the property can be found on your right hand side opposite "The George Washington".

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band : B

EPC Grading: D

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