



HAZELMOUNT DRIVE, WARTON, CARNFORTH

£249,950 Freehold

UNDER OFFER

Immaculate 2 double bed semi-detached house,
 Stunning rear views towards Warton Crag,
 Refurbished to a high specification,
 uPVC double glazed, gas central heated,
 Spacious lounge, modern fitted kitchen diner,
 Fully tiled shower room/wc,

Immaculately presented two bedroom semi-detached house with stunning views of Warton Crag to the rear. Conveniently located for Carnforth shopping amenities including Tesco, Booths and Aldi supermarkets, primary and secondary schools, railway station and the M6 motorway. The property has been refurbished to a high specification throughout by the present owner and is uPVC double glazed, gas central heated and briefly comprises: front entrance porch, hallway, spacious lounge, superb fitted kitchen diner with integrated oven and hob, staircase to first floor landing, two double bedrooms; one with fitted wardrobes and fully tiled shower room/wc. Outside the property, there is a slate chipped front garden and long driveway providing off-road parking for a number of vehicles leading to the garage. Finally, there is a fully enclosed rear garden, laid to lawn with an elevated paved patio and a pleasant aspect overlooking Warton Crag. In summary, this is a truly 'ready to move into' modern home in a popular and convenient location and internal viewings are highly recommended and will certainly not fail to impress.

FRONT ENTRANCE PORCH

uPVC double glazed windows and door. Tiled floor. Ceiling light. Inner door into:

HALLWAY

Central heating radiator. Ceiling light. Electric power points. Understairs storage cupboard housing the gas meter, electric meter and consumer unit.

LOUNGE 4.17m x 3.77m (13'8" x 12'4")

uPVC double glazed window to the front elevation. Central heating radiator. Wall mounted pebble effect electric fire. TV point. Telephone point. Ceiling light. Electric power points.

KITCHEN DINER 5.69m x 2.56m (average) extending to 3.27m (18'8" x 8'5" x 10'9")

Three uPVC double glazed windows to the rear and side elevations. uPVC double glazed back door. 'Amtico' flooring. Central heating radiator. Range of fitted furniture comprising base units, wall units and drawers with complementary working surfaces in part to three walls. Inset single bowl sink with mixer tap. Built-in "Lamona" electric oven, four ring gas hob and cooker hood above with extractor fan and lights. Plumbing/space for washing machine and fridge freezer. 'Ideal' gas combination condensing boiler. Ceiling lights. Electric power points.

STAIRCASE TO FIRST FLOOR

LANDING

Ceiling light. Access via a drop down ladder into the insulated and majority boarded roof space with light.

BEDROOM ONE 4.13m (to the wardrobes) x 2.94m (13'7" x 9'8")

uPVC double glazed window to the front elevation. Central heating radiator. Built-in wardrobes with sliding doors. TV point. Ceiling light. Electric power points.

BEDROOM TWO 3.04m x 2.76m (10'0" x 9'1")

uPVC double glazed window to the rear elevation with superb views towards Warton Crag. Central heating radiator. Built-in wardrobes with sliding doors. TV point. Ceiling light. Electric power points.

SHOWER ROOM/WC 2.52m x 1.76m (8'3" x 5'9")

uPVC double glazed window to the rear elevation. Tiled floor. Fully tiled floor to ceiling. Heated chromium towel rail. Three piece suite in white comprising shower cubicle with rainfall mains shower and glazed shower screen, wash hand basin set into a vanity unit with drawers and wc. Shaver point. Ceiling lights. Extractor fan.

OUTSIDE THE PROPERTY

FRONT GARDEN

Laid to slate chippings providing additional off-road parking.

DRIVEWAY

Laid to tarmacadam providing off-road parking for a number of vehicles and leads down the side of the property to the garage. Gated access into the rear garden.

GARAGE 4.95m x 2.78m (16'3" x 9'1")

Accessed via a metal up and over door. uPVC double glazed window. Power and light. Separate fuse supply.

REAR GARDEN

Elevated stone paved patio with steps leading down into the lawned garden with slate chipped pathway. Outside cold water tap. External power points. Surrounded by timber fencing.

TENURE Freehold

SERVICES Mains water, mains drainage, mains electricity, mains gas. Local Authority Lancaster City Council. Council Tax Band C. Amount payable for the financial year 2025/26 being £2126.97. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

Council Tax Band: C (Lancaster City Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

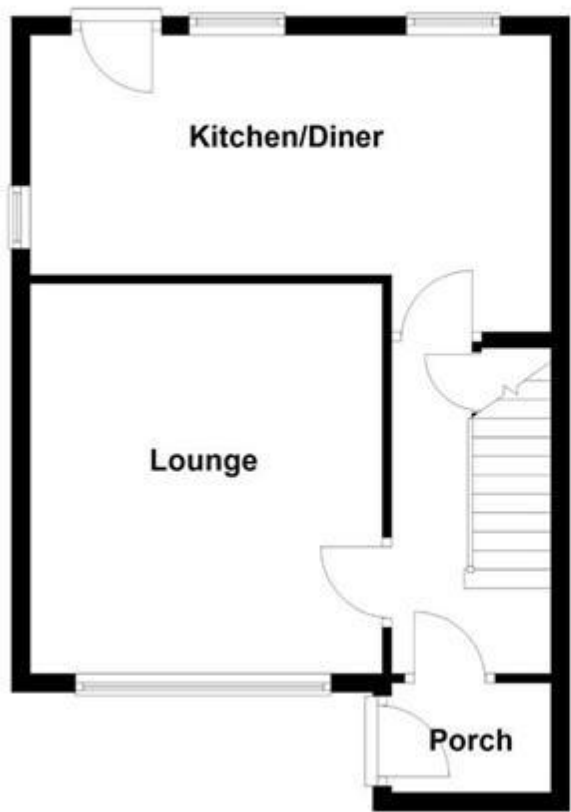
Water supply: Mains

Sewerage: Mains



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Ground Floor



First Floor



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92-)	<div></div>	<div>88</div>		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
EU Directive 2002/91/EC				
<div>England & Wales</div>				
<div>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</div>				



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.