



LOVE HOMES  
SALES & LETTINGS

2 Bed End Terraced

£625 per month



## Main Street, Warton

A delightful end cottage with off road parking to the side leading to the single garage. Warton is a popular village location located in between Carnforth and Silverdale. The cottage is very spacious with two reception rooms and kitchen overlooking the rear garden. To the first floor are two bedrooms, office and bathroom.

Externally the property features a good size rear garden with plants and shrubs. Parking to the side and access to the garage. Epc Grade = E.

## Key Features

Two bedroom end cottage

Epc grade = D

Two reception rooms

Study

Popular village location

Good size rear garden

Off road parking and garage

Viewings are recommended

## Ground Floor

**Entrance Porch** - Single glazed window and door leading to-

**Lounge** - 10' 8" x 18' 11" (3.26m x 5.79m) Single glazed windows to the front and side aspect. Gas fire with feature wooden surround. Two radiators. Under stairs storage cupboard. Door leading to-

**Dining Room** - 9' 1" x 13' 1" (2.78m x 4.01m) Upvc double glazed window to the rear aspect. Stairs leading to the first floor landing. Door leading to-

**Kitchen** - 7' 4" x 9' 9" (2.25m x 2.99m) Fitted kitchen with a range of wall and base units with contrasting work surfaces incorporating a one and a half stainless steel sink unit and cooker. Space for a washing machine. Upvc double glazed window to the rear aspect. Radiator.



## First Floor

**Landing** - Radiator.

**Bedroom One** - 9' 4" x 14' 11" (2.87m x 4.55m) Single glazed window to the front aspect. Radiator.

**Bedroom Two** - 9' 3" x 9' 6" (2.84m x 2.92m) Single glazed window to the side aspect. Radiator.

**Office** - 5' 8" x 7' 2" (1.74m x 2.2m) Upvc double glazed window to the rear aspect. Radiator.

**Bathroom** - Three piece suite comprising; bath, wash hand basin and low level wc. Upvc double glazed window to the rear aspect.



## Exterior

**Gardens** - Driveway to the front providing off road parking leading to the single garage. Enclosed rear garden with paved patio area and plants.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales	EU Directive 2002/91/EC		

