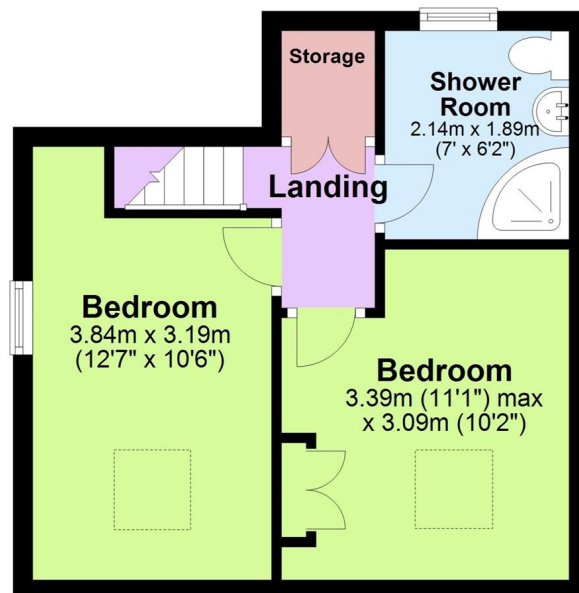
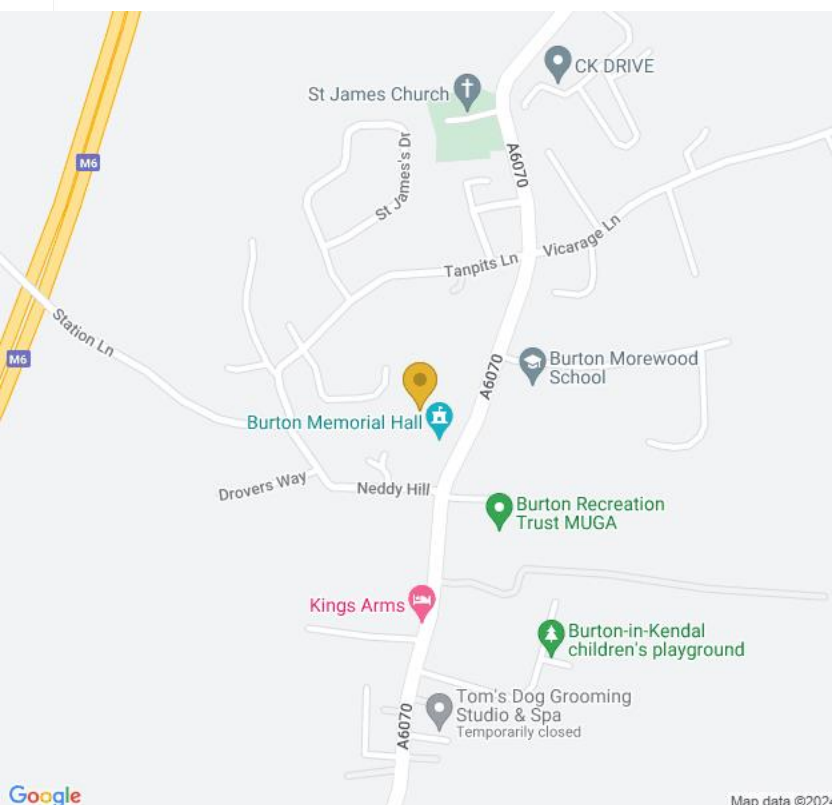


**Ground Floor**



**First Floor**



**Carnforth  
18 New Street  
Lancaster LA1 1EG**

**Tel: 01524 736777  
Email: [carnforth@farrellheyworth.co.uk](mailto:carnforth@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/carnforth>**

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

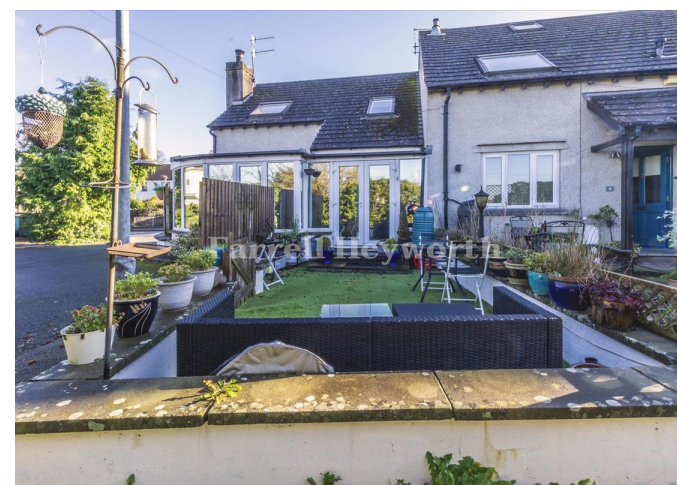
Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**£235,000**

**Orchard Close, Burton,  
Carnforth LA6**

**Farrell  
Heyworth**  
**Sales & Lettings**



- \*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- Two Bedroom End Terrace in the Heart of Burton In Kendal**
- Fabulous Local Amenities including Church, School and Leisure**
- Hallway, Garden Room, Lounge/Diner and Fitted Kitchen**
- Two Great Size Bedrooms, Shower Room, Garden and Parking**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Very well presented two bedroom end terrace house close to village amenities and school. This is a small development of similar style properties with residents and visitors parking situated in the heart of the ever popular village of Burton which also offers a church and an abundance of recreational facilities and provides great access to junction 35 of the M6 motorway.

In brief the well appointed accommodation comprises entrance hallway, delightful garden room overlooking the rear, open plan lounge/dining room, fitted kitchen to the ground floor with the first floor offering two very good size bedrooms and shower room.

Externally there is both allocated parking and visitors park and its own low maintenance garden to the rear ideal for outside entertaining.

Tenure: Freehold  
Council Tax: Band B



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