



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.

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



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

**Tel: 01524 736777
Email: carnforth@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/carnforth>**

£575,000

**Sand Lane, Warton,
Carnforth LA5**

**Farrell
Heyworth
Sales & Lettings**



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Three Bedroom Detached Family Property With Drive & Garage**
- **Two Reception Rooms, Kitchen Dining Room, Plus Spacious Gardens**
- **Three Good Size Bedrooms, Stylish Shower Room & WC**
- **Sought After Village Location In Surrounding Countryside**

EPC D

www.farrellheyworth.co.uk



We are pleased to present to the market this stunning, spacious, beautifully appointed detached family home providing luxury living and is certainly a credit to the current owners, fitted with excellent specification and quality.

Internally, the accommodation comprises a light and airy entrance hallway, lounge, dining kitchen and reception. There are three spacious bedrooms and a stylish modern shower room.

The property is set on a substantial plot with beautiful well maintained gardens, driveway and detached garage and utility room.

This superb three bed detached home provides ample living space, privacy and is positioned on a fantastic plot, in a popular village location.

Tenure: Freehold
Council Tax: Band E





