

Whittington

£220,000

6 The Maltings, Whittington, Carnforth, LA6 2NJ

Welcome to 6 The Maltings, a mid-terrace home in the village of Whittington an easy to maintain and economical to run, offering allocated parking for one vehicle and views across the park to the rear. The property would suit a first-time buyer looking to get onto the property ladder or a couple looking to enjoy village life.

Quick Overview

- Well Presented Mid Terrace House
- Beautiful Views to the rear
- One Allocated Parking space
- Great first home
- No Chain Delay
- Sought After Village Location
- Broadband Avalible

2	1	1	EPC C	Ultrafast Broadband	Allocated parking

Property Reference: KL3763



Kitchen



Living Room



Stairs



Bedroom One

Property description Entering through the front door, you arrive in the kitchen, which is fitted with a range of wall and base units. There is space for a fridge and freezer, plumbing for a washing machine, and an integrated oven with a gas hob above. Two front-facing windows provide natural light, and the boiler is also housed here for easy access. Tiled flooring completes the space.

The kitchen leads through to the living room, a good-sized space with oak-effect flooring and useful under-stairs storage. A rear-facing window and patio doors overlook the patio and fields beyond, making the most of the property's outlook.

Stairs from the kitchen lead to the first floor, where the landing provides access to the loft and a useful linen cupboard.

Bedroom one is a double room with two rear-facing windows overlooking the fields. Bedroom two is a single room with a front-facing window, which could also be used as a home office or dressing room.
The bathroom comprises a three-piece suite, including a WC, wash basin and shower. A frosted front-facing window provides natural light while maintaining privacy.

To the rear, the garden is accessed through the living room's patio doors. The patio offers space for outdoor furniture and looks out across the fields. There is scope to make further improvements to the garden to suit your needs.

Kitchen 12' 11" x 9' 2" (3.96m x 2.81m)
Living Room 13' 0" x 12' 9" (3.98m x 3.91m)
Landing 2' 10" x 8' 4" (0.87m x 2.56m)
Bedroom One 13' 0" x 7' 8" (3.97m x 2.35m)
Bedroom Two 6' 6" x 9' 7" (2.00m x 2.94m)
Bathroom 6' 1" x 5' 5" (1.86m x 1.66m)
Property Information
Parking: One Allocated Parking Spot

Tenure: Freehold

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Services: Mains water, electricity and drainage. Gas central heating

Council Tax: Lancaster City Council, Tax Band- C

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: ///flaunting.rave.remark

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations

(AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

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View From Bedroom One



Bedroom Two



Bathroom



Patio

"Double Click Text To Insert Floor Plan"

A thought from the owners...

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