



9 Mill Lane, Halton, Lancaster, LA2 6ND

Situated in the popular village of Halton and forming part of the desirable Halton Mills development, is this immaculately presented four bedroom semi-detached property on Mill Lane. An ideal family home, the modern designed property boasts glorious West facing views over the River Lune, as well as offering high quality contemporary living accommodation spread over three floors. Conveniently situated for Lancaster, the contemporary house is well supported by nearby amenities including excellent schooling, highly regarded universities and an array of typical city centre high street shops, bars and restaurants that are all within easy reach. Halton itself is also now extremely accessible due to the recently completed M6 link road and has a popular village pub, a highly regarded school, a village shop and a superb community centre all on it's doorstep. The internal layout briefly comprises on the ground floor an entrance hall, an open plan kitchen / dining / living room complete with patio doors onto the rear garden, a study / bedroom and a handy wc. To the first floor is a spacious lounge with an inviting balcony that enjoys the best of the stunning views, plus, a well proportioned double bedroom with shower room ensuite. Up on the second floor are two further good sized bedrooms and a family bathroom. Externally, the attractive property boasts a private and secure rear garden, ideal for children and pets along with outside entertaining. To the side of the house is a block paved driveway enabling off road parking for tow to three vehicles with further on street parking also available.



Ground Floor

Hallway

Access to storage cupboard and WC, radiator and ceiling light.

WC

2'9" x 5'4" (0.84 x 1.65)

Low flush wc, wash hand basin, radiator and ceiling light.

Kitchen Dining Living Area

12'9" x 19'10" (3.89 x 6.05)

Modern fitted kitchen with a range of base and wall mounted units, integral appliances including dishwasher, four ring gas hob with fan oven beneath, sink and drainer unit. Double glazed patio doors leading onto rear garden, access to storage cupboard, radiator and ceiling light.

Study / Bedroom

6'2" x 9'2" (1.9 x 2.8)

Currently used as an office, could use as a single bedroom. Double glazed window to front aspect, radiator and ceiling light.

First Floor

Lounge

12'9" x 11'7" (3.9 x 3.55)

Could also be used as a double bedroom. Double glazed patio doors leading onto balcony with views over the River Lune. Radiator and ceiling light.

Bedroom One

12'9" x 10'2" (3.9 x 3.1)

Double bedroom. Double glazed windows to front aspect, radiator and ceiling light.

Ensuite

5'0" x 7'0" (1.53 x 2.14)

Three piece suite. Shower cubicle, low flush wc and pedestal wash hand basin. Double glazed window to side, radiator and ceiling light.

Second Floor

Bedroom Two

12'8" x 11'5" (3.88 x 3.5)

Double bedroom. Storage cupboard, Velux window, radiator and ceiling light.

Bedroom Three

12'9" x 6'7" (3.9 x 2.01)

Small double or large single bedroom. Storage cupboard, Velux window, double glazed bay window, radiator and ceiling light.

Bathroom

6'6" x 5'6" (2.0 x 1.7)

Three piece suite. Panel bath, low flush wc and pedestal wash hand basin. Double glazed window to side, radiator and ceiling light.

External

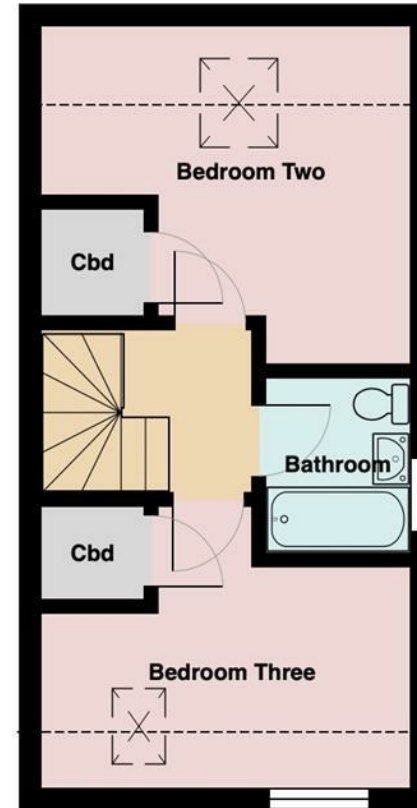
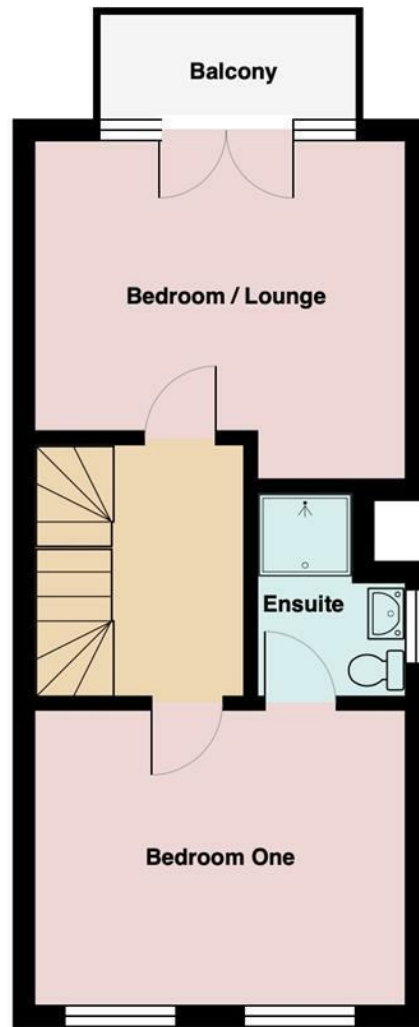
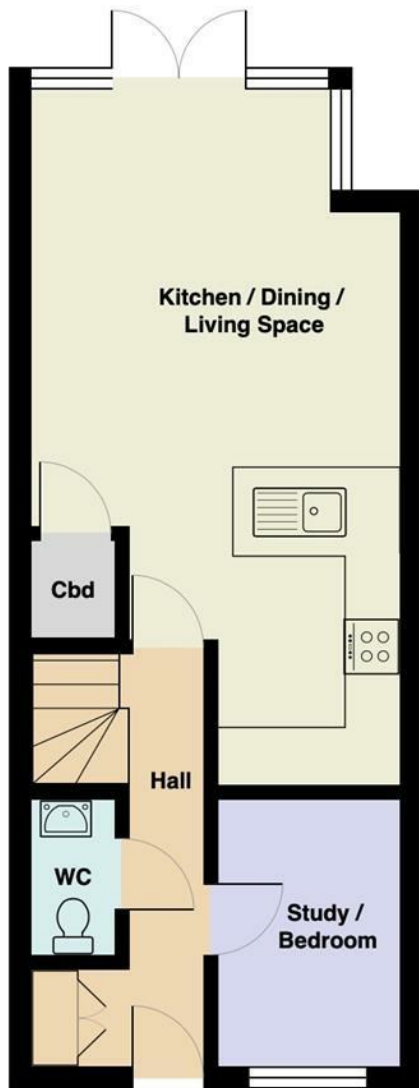
To the side of the property is a block paved driveway providing off road parking for two to three vehicles. To the rear is an inviting West facing lawned garden with space for planted borders and a large shed.

Council Tax

Band D







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Most energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>	<p>93</p>	<p>Most environmentally friendly - lower CO₂ emissions</p> <p>82-91 A</p> <p>61-81 B</p> <p>49-60 C</p> <p>35-48 D</p> <p>19-34 E</p> <p>11-30 F</p> <p>1-10 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>81</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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