



37 Beech Road, Halton, Lancaster, LA2 6QQ

This well-maintained four-bedroom semi-detached family home on Beech Road in Halton occupies a generous corner plot and features intelligently extended living space spread across two floors. Upgraded throughout by the current owners, the property now provides four double bedrooms and two bathrooms, along with a sizeable full width extension to the ground floor. Ready to move in, the spacious property offers plenty of versatility which will appeal to a wide range of purchasers, with the internal layout briefly comprising of a welcoming entrance hall, a large living room which also has plenty of space for a small study area, a considerable kitchen dining living room, a large master bedroom, a second double bedroom and a stylish three piece shower room. To the first floor are two excellent sized double bedrooms, both providing access to eaves storage areas, and a family bathroom. Externally, the corner plot presents an ideal space for children and outside entertaining, as well as further landscaping. To the rear is a pleasant South West facing lawned garden, with mature planted borders and a patio seating area. To the front is a driveway providing off road parking and an additional lawn. Conveniently located for Lancaster, the property is well-supported by nearby amenities, including falling within the catchment area for several outstanding secondaries schools, including the Girls' and Boys' Grammar schools and Ripley St Thomas', highly regarded universities, and a variety of city centre high street shops, bars, and restaurants within easy reach. Halton itself is easily accessible due to the nearby M6 link road and upgraded B4RN broadband in the local area. The village offers a popular pub, a highly regarded primary school, village shops, a chemist, and a superb community centre, all within walking distance.



Ground Floor

Hall

Welcoming entrance hall with access to a large under stairs storage cupboard, laminate flooring, radiator and ceiling light.

Lounge

Extended lounge as would have previously been two rooms, now one sizeable lounge with a small study area included. Also with a feature fire place, a window to front aspect, laminate flooring, radiators and ceiling lights.

Kitchen Dining Living Room

Full width extension with a fitted kitchen comprising of a range of base and wall mounted units, stand alone gas cooker, plumbing for a dishwasher and washing machine, space for a fridge freezer, sink and drainer unit. Also boasts recently installed patio doors that lead out to the rear garden, windows to the rear aspect, radiators and ceiling lights.

Bedroom One

Extended large double bedroom with a range of fitted wardrobes, a window to side aspect, radiator and ceiling light.

Bedroom Two

Second good sized double bedroom with a window to front aspect, fitted wardrobes, radiator and ceiling light.

Shower Room

Stylish three piece suite comprising of a corner shower cubicle, a low flush WC and a wash hand basin. Also with a towel radiator and ceiling lights.

First Floor

Bedroom Three

Third double bedroom, which has fitted storage units, a window to front aspect, radiator and ceiling light. Also provides access to eaves storage.

Bedroom Four

Fourth double bedroom with a window to side aspect, two velux windows, a radiator and ceiling light.

Bathroom

Three piece suite comprising of a panel bath with shower over, a low flush WC and a wash hand basin. Also with a velux window and ceiling lights.

External

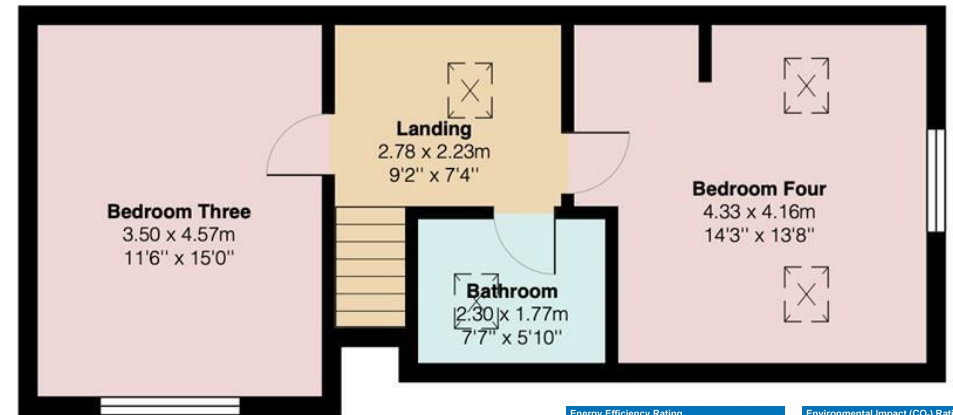
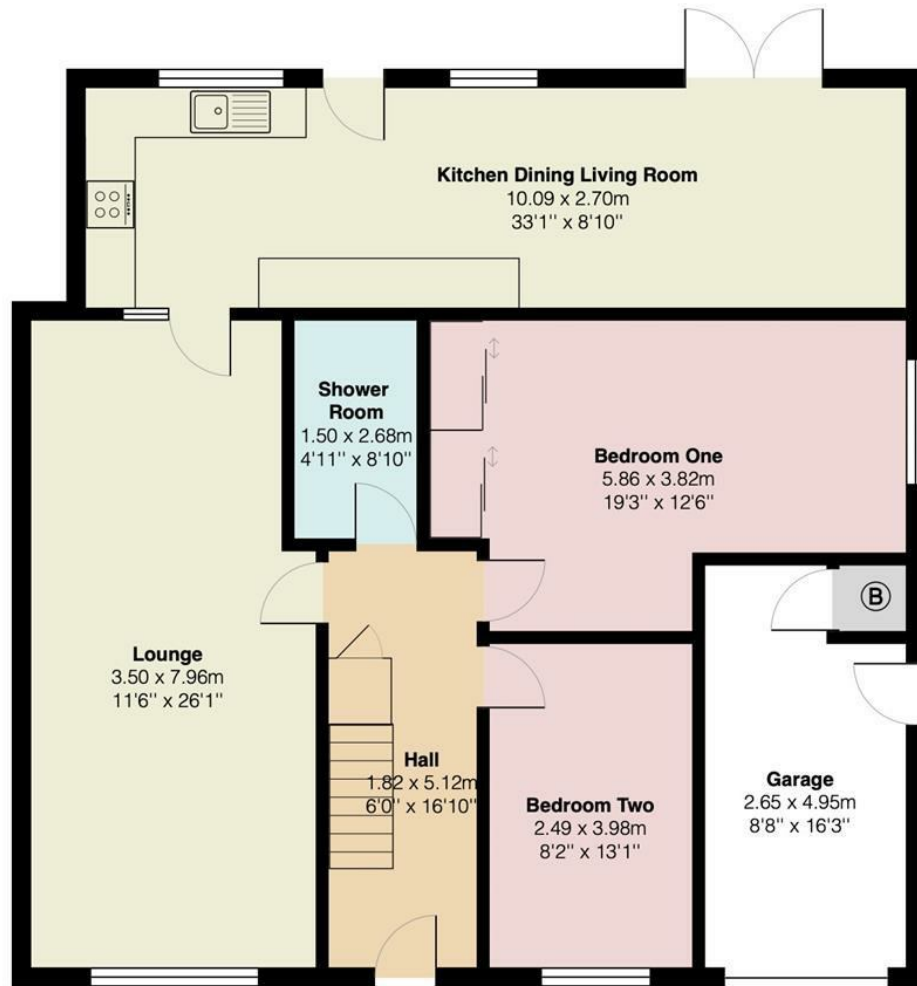
Property occupies a substantial corner plot with pleasant South West facing aspect to the rear. A large lawned garden provides an ideal space for families along with further potential for landscaping if desired. Planted borders and a patio seating area are also at the back. To the front is a driveway providing off road parking and an additional lawn area.

Garage

Single integral garage with an power and lighting, also housing the gas central heating boiler which has been replaced recently. Also has a water supply and separate side access.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Most energy efficient - lower running costs	82-91	A	82	Most environmentally friendly - lower CO ₂ emissions	82-91	A	
	69-81	B			69-81	B	
	55-68	C	67		55-68	C	
	41-54	D			41-54	D	
	27-40	E			27-40	E	
	13-26	F			13-26	F	
Not energy efficient - higher running costs	1-12	G		Not environmentally friendly - higher CO ₂ emissions	1-12	G	
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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