



189 High Road, Halton, Lancaster, Lancashire, LA2 6QB

Occupying a substantial plot on the periphery of the desirable Lune Valley village of Halton, this sizeable five bedroom detached house is certain to attract many. Deceiving from the outside, this impressive property is an ideal family home and boasts contemporary and versatile living accommodation over two floors, as well as a double garage, huge amounts of parking and rooftop views across the surround Valley and Lancashire Countryside.

Conveniently located for the historic city of Lancaster, the immaculately presented property is well supported by amenities including excellent schooling (Halton, Hornby, Wray, Caton, Melling and Arkholme all having Ofsted rated Good primary schools at the time of listing).

, award winning 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 M6 Bay Gateway and has a popular village pub, a highly regarded school, a village shop and a superb community centre all on its doorstep.



Layout (with approx. dimensions)

Entrance Porch

A welcoming Entrance Porch, fitted with four UPVC double glazed windows and tiled flooring. An inner door leads into:

Hallway

19'3" x 5'11" (5.89 x 1.81)

A spacious room, with stairs leading to the first floor, a dado rail, Oak laminate flooring and a radiator.

Living Room

16'4" x 11'6" (4.98 x 3.51)

A bright and spacious room, fitted with a living flame gas fire in a wooden surround, on a marble hearth. With a UPVC double glazed window with far reaching rooftop views. Coving to the ceiling and a radiator.

Kitchen

12'5" x 8'5" (3.81 x 2.59)

Fitted with a range of wall and base units with a Franke stainless steel sink unit and tiled splash back. Fitted appliances include a Stoves gas hob and a fan assisted electric double oven with extractor hood over. There is plumbing for a dishwasher, space for a fridge freezer, a UPVC double glazed window and rear entrance door; A useful under stairs storage area, vinyl flooring and a Myson plinth heater.

Dining Room

11'10" x 8'11" (3.63 x 2.72)

Fitted with UPVC double glazed French doors leading to the rear garden. With downlighters, Oak laminate flooring, under stairs storage and a radiator.

Bathroom

Fitted with a four piece suite consisting of a WC, a wash hand basin, a bath and a shower cubicle with a mixer shower and tiled surround. With a UPVC double glazed frosted window, an extractor fan, PVC ceiling with downlighters, heated towel rail and wood effect vinyl flooring.

Utility

9'0" x 5'1" (2.76 x 1.55)

Fitted with a range of base units and a complementary worktop with a stainless steel sink unit with mixer tap, drainer

and tiled splash back. With plumbing for a washing machine, a gas Ideal Combination Boiler, a UPVC double glazed window and wood effect vinyl flooring.

Bedroom One/Study

11'6" x 8'11" (3.51 x 2.72)

Fitted with a UPVC double glazed window, with coving to the ceiling, Oak laminate flooring and a radiator.

First Floor Landing

Stairs lead from the entrance hall, to a spacious first floor landing. With loft access and a large storage cupboard.

Bedroom Five

8'11" x 8'11" (2.72 x 2.72)

With a UPVC double glazed window and a radiator.

Bedroom Three

11'10" x 11'6" (3.63 x 3.51)

Fitted with a useful walk in wardrobe providing ample storage. With a UPVC double glazed window with far reaching countryside views and a radiator.

Bedroom Two

12'2" x 12'0" (3.71 x 3.66)

With a UPVC double glazed window showcasing rooftop countryside views and a radiator.

Bedroom Four

11'10" x 8'5" (3.63 x 2.57)

With a UPVC double glazed window with rooftop views across the surrounding countryside and a radiator.

Shower Room

Fitted with a three piece suite comprising of a WC, a wash hand basin and a shower cubicle with a Triton electric shower and tiled surround. With a UPVC double glazed frosted window, an extractor fan, heated towel rail and vinyl flooring.

Outside

To the front of the property an extensive driveway can be found, providing ample off road parking, useful for a growing family, and for those who need additional storage for items such as caravans, motorhome and additional vehicles. A laid to lawn garden can also be found, with planted borders,

mature hedges and trees. To the left, the gated driveway extends to the rear of the property, leading to a detached double garage. To the right, an Indian stone paved walkway leading to the rear of the property. To the rear, an easy to maintain tiered garden can be found, with two useful flag paved patio areas, providing an excellent backdrop for alfresco dining with a laid to garden beyond. With planted borders and hedging, completing this substantial plot.

Double Garage

18'2" x 16'7" (5.54 x 5.08)

Fitted with up and over doors, a side door, two UPVC double glazed windows, light and power.

Please Note

The property was fully reroofed in 2023. At the same time, the rear patio area and small wall before you reach the lawned area, was also upgraded at this time and replaced with new patio and brick walling.

Services

Mains electric, mains gas, mains water and mains drainage. The property is fitted with B4RN (Broadband 4 Rural North) high speed fibre broadband.

Council Tax

Band E - Lancaster City Council.

Tenure

Freehold.

Viewings

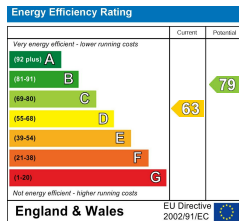
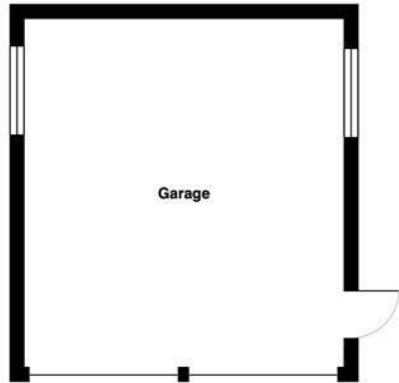
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