



3 Lune View Park Station Road, Halton, Lancaster, LA2 6LH

Price £159,950

Are you looking for a quiet slice of paradise? Nestled high on the banks of the River Lune, this impressive two bedroom park home is certain to excite many. Beautifully presented throughout, this wonderful home offers space that is manageable, in an accessible location. Sit back and watch the ever-changing scenery sweep you by, from the comfort and warmth of your sofa.

Located in a highly accessible area, with the M6 bay gateway a short drive away and local shops located in the village including a convenience shop, community hub and village hall as well as a doctor's surgery and a pub with a restaurant within walking distance. For those who like to walk, the Crook O' Lune and Lancaster cycle track are a stone's throw away providing easy access to both town and country.



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Layout (with approx. dimensions)

Entrance Hall

Entered via a UPVC double glazed door with stain glass detailing and matching side windows. With coving into the ceiling and a radiator.

Dining Area

9'8" x 7'8" (2.97 x 2.36)

Fitted with a UPVC double glazed bay window with stain glass detailing, this spacious area has coving into the ceiling, downlighter and a radiator.

Kitchen

12'4" x 9'4" (3.77 x 2.87)

Fitted with a range of wall and base units with a complimentary worktop over and a one and one and a half stainless steel sink unit with mixer tap and drainer. Fitted appliances include an Indesit double high-rise oven, a four-ring gas hob with extractor above, an Integrated dishwasher with additional plumbing for a washing machine and an integrated fridge freezer. With a UPVC double glazed door and window leading out to the side of the property. With coving to the ceiling, down lighters, tiled flooring and a radiator.

Living Area

19'5" x 11'4" (5.93 x 3.47)

Fitted with a range of UPVC double glazed bay windows showcasing impressive views across the River Lune and surrounding river bank. With coving to the ceiling, downlighters, two radiators and sliding UPVC double glazed doors leading out to rear wooden balcony.

Inner Hall

With a useful built-in storage cupboard with shelving and access to a small loft space.

Bedroom One

10'4" x 9'5" (3.17 x 2.89)

With a range of fitted wardrobes with overhead storage, with matching side cabinets and drawer sets. A UPVC double glazed window, with coving to the ceiling and a radiator.

Ensuite Shower Room

Fitted with a three-piece suite consisting of a WC and a wash hand basin set in a bathroom cabinet, and a large shower cubicle, with glass shower screen and PVC walls. With a UPVC double glazed frosted window, coving to the ceiling, downlighters and an extractor fan. With tiled flooring and a heated towel rail.

Bedroom Two

9'5" x 8'9" (2.89 x 2.67)

With a range of fitted wardrobes with overhead storage, with matching side cabinets. With a UPVC double glazed bay window, coving to the ceiling and a radiator.

Bathroom

Fitted with a three-piece suite consisting of a WC and a wash hand basin, and a bath with shower attachment and mixer tap. With a UPVC double glazed frosted window, coving to the ceiling and an extractor fan. With tiled walls and flooring and a radiator.

Outside

To the front to the property, there is off-road parking for approximately three cars. To the side, a large paved garden can be found with stone chipped borders and wooden privacy fencing, overlooking the River Lune. The rear of the property a large raised balcony area can be found where views across the River Lune and the surrounding countryside can be admired. This beautiful space is shielded by surrounding trees which provides a delightful private escape for enjoying the surrounding scenery. Under the property there is also access to an undercroft area to maintaining the property and provides some additional storage.

Workshop

12'1" x 8'0" (3.69 x 2.44)

An impressive outdoor storage area fitted with light and power.

Please Note:

All the home owners need to be 55 or over. Pets are allowed on site with the site owners permission and guests are able to stay at any age. This property cannot be sold as second home or used as a holiday let.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band A - Lancaster City Council.

Tenure

Freehold – Subject to a service charge of £146.30 per month. This site is fully residential and you do not need to vacate the park at any stage during the year.

Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

