



11 Hala Hill, Lancaster, Lancashire, LA1 4JU

A beautifully presented, two bedroom semi-detached bungalow in South Lancaster. With excellent transport routes to Lancaster University, the city centre and the motorway, it is great for commuting and busy family life. It is within the catchment area of excellent primary and secondary schools, with local playing fields and playgrounds a short walk away making it a great home for those with children.

Internally the property has been lovingly maintained and upgraded by the current owners to create an energy efficient and welcoming home. A well-proportioned living room and extended modern kitchen provide space for entertaining, with a large front conservatory and stunning rear garden benefitting from excellent views across Lancaster to the bay and beyond. Two comfortable double bedrooms are serviced by the modern bathroom, with plenty of internal storage space, plus a practical garage off the extended driveway. A really spacious bungalow that would suit a wide range of people, whether you're looking for a conveniently placed hub for a busy family, or a relaxing home to enjoy a quiet life.



Location

Located at the top of Hala Hill in South Lancaster, the property boasts stunning views across Lancaster to Morecambe Bay and beyond to the Lakeland Fells from the conservatory and garden. It has good transport links to the university, city centre, motorway and surrounding villages and is within the catchment area for excellent local primary and secondary schools. Close to supermarkets, pubs and shops, this is a great house for those who want the benefits of suburban living with the convenience of being near a city.

Conservatory

9'3" x 6'11" (2.82 x 2.12)

A large carpeted conservatory with dual aspect double glazed windows sits at the front of the property. Providing a welcoming entrance space and a comfortable seating area with stunning views across the bay to Blackpool and the Lakeland fells. The conservatory has been recently reroofed making it a useable space all year round.

Hall

8'9" x 4'4" (2.68 x 1.33)

The hall space between the porch and the living room is cleverly utilised as a home office with built in shelving and a desk housed at the end, with an internal window to the porch beside providing natural light.

Living Room

16'5" x 13'2" (5.01 x 4.02)

A large living room sits at the front of the property, with a 22mm solid wood floor and a multi fuel burner forming the focal point of the room. A large double glazed window looks out on the front aspect and fills the space with light. There is ample floor area for multiple sofas and armchairs, plus storage and entertainment units. Two double panel radiators complete the expansive space, the perfect room for hosting friends and family.

Kitchen

18'7" x 11'8" (5.67 x 3.57)

An extended contemporary kitchen forms the impressive hub of the home. With work surfaces on two sides and a central island unit, all with built in storage, you won't be short of space. The appliances include an integrated double oven and

four ring induction hob, washer, dishwasher and wine fridge. The large fridge freezer fits in the alcove beside the oven and is available for negotiation if required. A sink and drainer sits beneath the window, with the Worcester boiler mounted on the wall. The flooring is a warm wood vinyl with overhead spotlights adding to the modern feel of the space. Double French doors open out onto the paved patio and beautiful garden, great for summer entertaining.

Bathroom

8'8" x 4'7" (2.66 x 1.42)

The main bathroom suite includes a double wall in shower unit with glass screen, a low flush toilet, heated towel rail and sink unit with storage beneath. A frosted double glazed window on the side aspect, and overhead spotlights provide light, with a ceramic tile floor completing the modern bathroom space.

Bedroom 1

12'7" x 9'6" (3.85 x 2.9)

A spacious double bedroom located at the back of the house, with a wide double glazed window overlooking the stunning rear garden and providing natural light. There is ample space on the carpeted floor for a double bed, bedside tables and large drawer units providing plenty of storage to keep the room feeling minimal and airy. A single panel radiators sits beneath the window with a central ceiling light above.

Bedroom 2

12'0" x 7'11" (3.67 x 2.42)

A good size double bedroom which benefits from a double glazed window to the rear providing natural light. There is ample space on the carpeted floor for a double bed and storage including wardrobes, drawers and bedside tables. A double panel radiator sits in the wall beside the door with a pendant ceiling light providing light in the evenings.

Garage

15'3" x 9'5" (4.67 x 2.88)

An integrated garage sits off the main driveway with new roofing, an up and over door and a vinyl floor. There is plenty of storage space, with shelving on two sides and a countertop with over and under cabinetry along the back wall, plus space in the eaves for storing long items. A great space for a

workshop, with a 1 hour fire-rated glass window on the side aspect providing natural light.

Rear Garden

The large rear garden has been cleverly sectioned and well maintained by the current owners. Featuring a decked seating area, small pagoda, patio seating area and space for a bench, you have plenty of options to relax and enjoy the panoramic views over to the bay. Raised beds and a sunken vegetable garden provide lots of growing space, great for those with green fingers. A glass greenhouse sits beside the gravelled central area, with new fencing all around and secure side access through a gate, making it a great safe space for pets and children.

Exterior

A large block paved driveway spans the front of the property and leads up to the integrated garage, with parking space for up to 5 cars. A gravelled area beside provides space for potted plants, with a central paved patio feature.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		84
81-91	B		
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

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