



22 New Street, Halton, Lancaster, Lancashire, LA2 6PR

Situated in the Lune Valley village of Halton, this simply superb three bedroom mid terraced home will excite many. A first class home that is beautifully presented throughout, with two warm and inviting reception rooms, a recently upgraded shower room and three bedrooms. A perfect first time buy, family home or an excellent lock up and leave. With excellent scenic walks along the River Lune towards the Crook O' Lune and the market town of Lancaster.

Halton village has a range of excellent amenities including a highly regarded primary school, a doctors surgery and chemist, local shops and a superb community centre, all within walking distance. The nearby Bay Gateway provides almost instant access to the M6 motorway whilst the local bus services provide excellent access to surrounding towns and further a field.



Layout (With Approx. Dimensions)

Entrance Vestibule

Fitted with a UPVC double glazed door with a matching window above. With a wooden effect laminate flooring, this leads into:

Living Room

12'9" x 11'3" (3.90 x 3.44)

A bright and spacious room fitted with a built-in storage cupboard housing the meters, and a built-in bookshelf. With a UPVC double glazed window, wooden effect laminate flooring and a radiator. This room opens into:

Dining Room

12'9" x 11'11" (3.90 x 3.65)

Fitted with a UPVC double glazed window overlooking the rear yard. With feature exposed stone walling, an Oak and glass staircase with and a radiator. Access to the kitchen is provided by wooden internal door.

Kitchen

7'7" x 6'10" (2.33 x 2.09)

Fitted with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. With a freestanding cooker and plumbing for washing machine, this room is fitted with a UPVC double glazed window, a UPVC double glazed access door and laminate flooring. There is also space for under counter fridge and freezer.

Bathroom

9'6" x 5'10" (2.90 x 1.79)

Installed in 2023, this beautiful room is fitted with a three piece suite comprising a WC and wash handbasin set in a bathroom cabinet, with a large double shower with waterfall shower head and attachment, and a tiled surround. With a UPVC double glazed frosted window, an extractor fan, a PVC ceiling with downlighters and a heated towel rail.

First Floor Landing

Stairs lead from the Dining Room, to a first floor. With access to a loft space.

Bedroom One

12'9" x 10'11" (3.91 x 3.33)

Fitted with a UPVC double glazed window, a useful built-in storage cupboard housing a Worcester gas central heating boiler and a radiator.

Bedroom Two

10'4" x 8'3" (3.16 x 2.53)

Fitted with a UPVC double glazed window, a built-in storage cupboard and a radiator.

Bedroom Three

7'6" x 5'1" (2.29 x 1.55)

Fitted with a UPVC double glazed window, laminate flooring and a radiator.

Outside

To the front of the property, there is on-street parking. To the, a yard can be found, providing the perfect space to sit out and relax. With a useful outhouse providing an excellent storage area.

Services

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

Council Tax

Band B - Lancaster City Council.

Tenure

Freehold.

Viewings

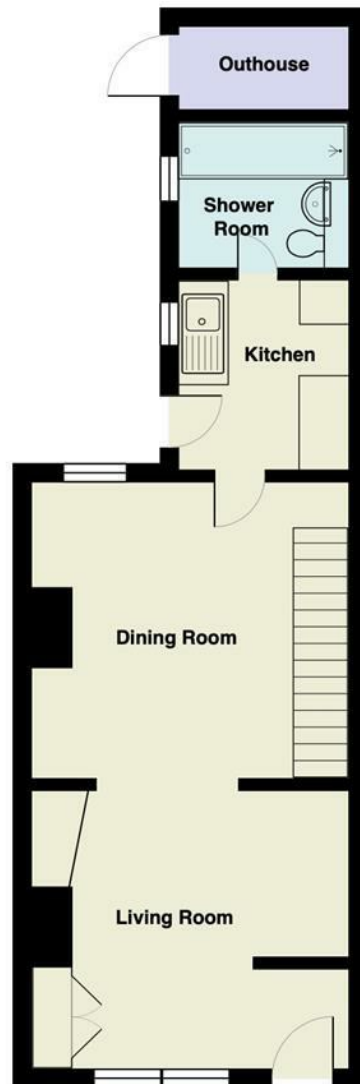
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

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







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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