



6 Mill Lane, Halton, Lancaster, Lancashire, LA2 6ND

A contemporary four bedroom townhouse in a convenient location in Halton with uninterrupted views of the tree-lined banks of the River Lune. Within walking distance of local shops, pubs and green spaces, and with excellent transport links to Lancaster, Morecambe and the motorway, this is a great hub for busy life.

The property has a welcoming modern feel throughout, with well-proportioned living and sleeping spaces split over three floors. A large kitchen diner spans the back of the ground floor, including a sun room seating area with glass sliding doors out to the low maintenance rear garden allowing the space to be opened up in the warmer months, great for entertaining. A useful WC and utility room sit on the ground floor, with internal access to the integral garage. The expansive living room sits on the first floor with large windows and a balcony to the front providing riverside views. Four bedrooms, including a master suite with a dedicated ensuite and balcony, sit on the top two floors and are serviced by the modern bathroom. With an electric vehicle charging point, home security system and all appliances up for negotiation, this is a move in ready house with all the modern amenities you'd expect.

A fantastic property for professionals, families and retirees, with everything you need within easy reach plus lots of natural landscapes to enjoy. This property is just waiting for you to add your mark and make it into your new modern home.



Ground Floor

Hallway
16'2" x 7'6" (4.95 x 2.29)

A light and bright entrance hall forms a welcoming entrance to the home. A double panel radiator is set above the ceramic tiled floor with space at the bottom of the staircase for a bookshelf or shoe rack. Internal doors lead through to the kitchen diner, wc and utility room.

Kitchen Diner
16'9" x 16'4" (5.13 x 4.99)

A large kitchen diner spans the rest of the house, with a tiled floor and underfloor heating. The warm wood cabinetry of the kitchen sits below a black granite worktop with additional storage cupboards above. The counter top stretches into the centre of the room to create a breakfast bar area with an inset 1.5 sink and drainer. The appliances include a four ring gas hob and double oven below, with space for a freestanding fridge freezer by the dining area. The dining area has enough room for a large table with a double panel radiator beside, great for hosting family and friends. The space flows into the sun room to the rear, with large glass sliding doors out to the rear garden, and double glazed windows above, a great space whatever the weather. A double panel radiator sits beneath a TV mount, providing an extra relaxation area.

Utility
8'8" x 8'3" (2.65 x 2.53)

A practical utility room sits off the main hallway with a work surface and shelving built along one wall. A sink and drainer sits in the counter, with cupboards below and space for two appliances with utility points. An internal door leads to the rear of the garage.

WC
6'1" x 2'9" (1.87 x 0.85)

A practical modern WC sits beneath the stairs and features a low flush toilet, double panel radiator and modern floating sink unit. With a tiled floor and tiled walls plus a central ceiling light, it's a valuable room for visitors and small children.

First Floor

Living Room
18'6" x 16'9" (5.65 x 5.12)

A large living room sits on the first floor at the front of the house. A large double glazed window provides lots of natural light and natural views across to the tree-lined banks of the River Lune. A balcony is accessed by an internal glass door and allows the space to be opened during the warmer months. With plenty of space for multiple sofas and units, you can choose how you configure the space to meet your needs. Spotlights in the ceiling and a modern vertical radiator make a bright and comfortable space for entertaining and relaxing.

Bedroom 3
11'5" x 8'9" (3.48 x 2.69)

A carpeted double bedroom located at the rear of the property, with a large double glazed window providing natural light and with views of the greenery across the rear car park. With space for a double bed, wardrobes and drawers, plus a double panel radiator on the wall, it is a comfortable sleeping space.

Bedroom 4
7'6" x 7'4" (2.30 x 2.25)

A carpeted single bedroom with a double panel radiator and double glazed window on the rear aspect. A versatile space, currently used as a home office but equally good for a child's bedroom, nursery or hobby room.

Second Floor

Top Landing
9'5" x 6'10" (2.88 x 2.10)

A carpeted landing connects the top floor bedrooms with the main bathroom. A useful storage cupboard sits behind double doors and houses the hot water tank and boiler with space for towels and linen making a useful airing cupboard. A double panel radiator is mounted at the top of the stairs, with the attic accessed by a drop down hatch in the ceiling

Bathroom
7'3" x 6'10" (2.23 x 2.10)

A neutral tiled bathroom, with marble tiled floor and walls and spotlights in the ceiling to create a modern yet warm feel. The suite includes a low flush toilet, floating square sink and bathtub with overhead shower, plus a heated towel rail against the wall behind the door. A frosted double glazed window provides light from the rear aspect.

Bedroom 1
16'11" x 13'1" (5.16 x 4)

A spacious double bedroom situated at the front of the property. Large double glazed windows provide views of the river and greenery on the banks, a spectacular vista to wake up to each day. A small glass door leads out to the dedicated balcony with space for seating and a table so you can enjoy the views. There is ample space on the carpeted floor for a double bed, bedside tables and drawer units, with the alcove by the balcony housing a large wardrobe so you won't be short of storage. An internal wooden door leads through to the en-suite.

Ensuite
7'4" x 5'4" (2.24 x 1.64)

A well-proportioned modern en-suite services the main bedroom. The suite includes a double shower enclosure, low flush toilet and floating sink unit, with a heated towel rail by the entrance. A white tiled floor and white tiled wall behind the shower and sink areas are offset by a blue tiled feature wall in the shower enclosure. A useful storage shelf sits above the sink great for toiletries and beauty products, with a mirrored shelf unit above.

Bedroom 2
11'4" x 9'6" (3.46 x 2.90)

A well-proportioned double bedroom sits at the back of the property, with a large double glazed window to the rear. There is ample space on the carpeted floor for a double bed, bedside tables and wardrobes to create a welcoming and practical bedroom.

Attic
An attic space sits above the property with a hatch in the ceiling above the top floor landing. A useful space for storage, with electric lighting, to keep the minimal modern feel in the rest of the home.

Garage
12'0" x 8'7" (3.68 x 2.64)

A garage sits off the driveway, with an electric remote-controlled up and over door. Whether storing a vehicle or using as a workshop, it's a great space to keep the rest of the house clear and clutter free. An internal access door at the rear of the garage leads through to the utility room.

Garden
The low maintenance garden to the rear features a slate chip area with ample room for a table and chairs plus planters to create a private green oasis. Two mature trees add height and privacy, with no neighbours directly behind. A gate leads to the car park to the rear.

Exterior
The front of the property boasts a block paved two car driveway, with an up and over door to the integral garage. An electric vehicle charger sits beside the front door, with home security cameras and a video doorbell.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	74
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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