



25 Harrowdale Park, Halton, Lancaster, LA2 6QS

A well-proportioned two bedroom semi-detached bungalow in a convenient village location, within walking distance of local shops, primary school, eateries and the surrounding countryside. Halton boasts excellent transport links to Lancaster, Morecambe and the M6 motorway making this the ideal base for busy life.

The property offers plenty of living space with a large reception room providing room to entertain and relax with family and friends. While some areas are in need of modernisation, the property boasts excellent potential to create your beautiful new home. Two double bedrooms on the ground floor are serviced by the modern bathroom suite, with a separate WC by the side entrance, great for visitors and young children. The kitchen flows down into the bright and airy sun room at the rear which provides the perfect spot to enjoy a morning coffee, or watch the changing seasons as you relax and read. The attic space has been part converted, with a bedroom accessed by a drop down ladder above the main hallway and a large storage room beside which has potential to become an ensuite, extra sleeping space or home office depending on your needs.

A rear garden provides outside space to enjoy the warmer weather, with a detached garage beside which is perfect for a home workshop or additional storage. This property is being sold with no onward chain and is just waiting for you to add your mark and create your beautiful, conveniently located new home.



Hallway

9'2" x 3'8" (2.80 x 1.13)

A carpeted hallway connects the living and sleeping spaces, with overhead access to the attic room above.

Living Room

16'10" x 10'11" (5.15 x 3.34)

A large carpeted living room sits at the front of the property with a wide double glazed bay window looking out to the front garden and filling the space with natural light. There is ample room on the carpeted floor for multiple sofas and display units, with an electric fire forming the focal point of the room. Two double panel radiators sit either side of the space with a central ceiling light above, making it a warm and welcoming space to host family and friends.

Kitchen

11'5" x 7'5" (3.49 x 2.27)

A functional galley kitchen sits to the side of the house, with a double glazed window above the sink and drainer and a single panel radiator beside the door. Whilst the units could do with modernising, the space feels bright and well-appointed, with a freestanding four ring electric hob and double oven, extractor fan, a new under counter washer dryer (up for negotiation) and the serviced Vaillant boiler mounted on the wall. There is ample space for food preparation and storage with countertops either side and both over and under counter cabinetry. The space flows down into the sun room at the rear.

Sun Room

11'6" x 7'3" (3.51 x 2.21)

A bright and welcoming sun room sits off the kitchen at the rear of the property, with dual aspect double glazed windows and sliding glass doors taking in views of the garden and allowing the space to be opened up in the warmer months. There is ample room on the carpeted floor for seating and storage solutions, with a double panel radiator making the space useable and comfortable all year round.

Bathroom

6'0" x 4'11" (1.83 x 1.52)

The bathroom sits off the main hallway beside the main bedroom and features a modern walk in shower enclosure, a

floating sink with storage below plus a wall-mounted heated towel rail. Neutral rolled walls, a beige carpeted floor and an internal frosted glass window through to the sun room make this an inviting room to get ready in each day.

WC

5'10" x 2'6" (1.79 x 0.78)

A separate WC sits by the side door to the property and services the house, ideal for visitors and busy families. With a carpeted floor, wallpapered feature wall and frosted double glazed window, the space feels bright and vibrant. A low flush toilet sits beneath the window with a central ceiling light completing the room.

Airing Cupboard

2'7" x 2'7" (0.80 x 0.80)

A deep airing cupboard sits off the main hallway and houses the hot water tank for the property, with shelving above and below perfect for storing cleaning supplies and airing laundry and linen.

Bedroom 1

11'5" x 11'1" (3.50 x 3.38)

A well-proportioned double bedroom benefits from a large double glazed window on the rear aspect taking in views of the green garden. With space on the carpeted floor for a double bed, bedside tables and a display unit, plus large fitted wardrobes with mirrored sliding doors you won't be short of storage or space to relax in an evening.

Bedroom 2

11'6" x 8'0" (3.52 x 2.45)

A good sized double bedroom located at the front of the property boasts a wide double glazed window out to the front garden that provides plenty of daylight. Currently housing a double bed, bedside tables, seating and freestanding wardrobe it offers a versatile space. Whether for use as a bedroom, home office or hobby room, this bright and inviting room can be made into anything you want.

Attic Room

12'11" x 9'6" (3.95 x 2.91)

A well-proportioned attic room is accessed via drop down ladder above the main hallway. Currently housing a double

bed with built in wardrobes and dressing table on the carpeted floor, it is an ideal third sleeping space, home office or hobby room. A large double glazed window in the side aspect fills the space with light, with a double panel radiator below, making it a versatile space that can be configured to your needs.

Attic Storage

9'9" x 9'6" (2.98 x 2.91)

A large space unconverted sits off the attic room, part boarded and standing height in the middle it offers plenty of potential for an en-suite, dressing room, additional bedroom or an access point for a staircase from the ground floor. Currently used for storage the space stretches into the eaves either side of the attic room, great for long term storage and bulkier items.

Garage

A detached garage offers the ideal space for a home workshop, storage or additional off-road parking for a vehicle. With an up and over door to the front off the driveway that runs along the side of the property and a single glazed window on the side aspect, you can choose how to utilise this well-proportioned external space. The corrugated roof is in need of repair to ensure the space is watertight and safe for storage.

Rear Garden

The rear garden can be accessed from the sliding doors from the sun room or via a secure gate from the driveway at the side. Featuring a paved patio, lawned area, rockery plant bed and a raised seating area beside the garage, it's the perfect space to soak up the sun and enjoy the flowers and wildlife of the area.

Exterior

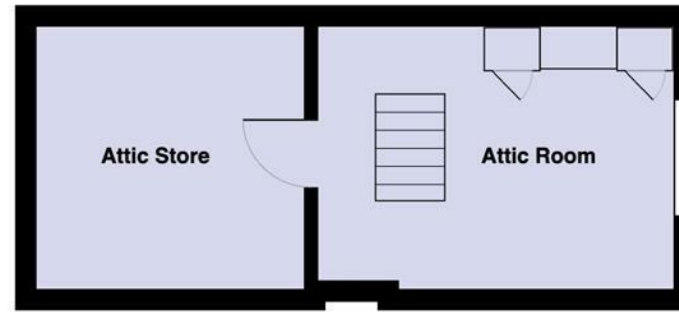
The front of the property boasts a three car driveway leading to detached garage at the rear. Situated at the end of a quiet cul-de-sac you will forget you're in the centre of the village, with a real sense of community and nearby shops. A lawned front garden with plant beds provides excellent kerb appeal.

Additional Information

Freehold. Council Tax Band C. Sold with no onward chain.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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