





Inside The Home

Entering this property via a composite double glazed door (installed approximately 18 months ago) this leads into a light and spacious Entrance Hall, with stairs leading to the first floor and a handy WC. To the rear of the property, a show-stopping kitchen diner can be found. Installed approximately 18 months ago, the superb kitchen area is fitted with a range of appliances and beautifully finished with Granite worktops and ample space for a sizeable dining table. The current vendors have transformed this room by adding a solid roof over the living area to the rear, incorporating an orangery style ceiling light to allow ample natural light to filter through this beautiful home. With a cozy multi fuel stove standing proud and sliding doors providing access to the enclosed garden, this provides the perfect backdrop for family gathering or socialising with friends.

To the first floor, an open plan Living area can be found with access onto a balcony area, where views across the River Lune can be admired. With two sizeable bedrooms also located on this floor, stairs provide access to the second floor where too further bedrooms can be found, as well as a family bathroom.

To the master bedroom, a beautifully stylish ensuite shower room can be found with access again onto a second balcony area, perfect for enjoying a morning cuppa or a quiet read of a book. This spacious family home caters for all and provides something for everyone whilst being beautiful presented and appointed throughout.

Let's Take A Closer Look At The Area

Located in the desirable Halton Mills development, this immaculately presented home is conveniently situated for a range of amenities including the Bay Gateway, giving access to the M6 motorway in less than 10 minutes. With a highly regarded primary school within walking distance, a village shop and a superb community centre and a popular village pub all a mere stones throw away. With public transport links providing access to near by high schools, as well as universities this property is well situated to access the historic market town of Lancaster, which offers an array of typical city centre high street shops, bars and restaurants.

Let's Step Outside

To the front of the property, a block paved driveway can be found, providing off road parking which leads to an integral garage and utility. To the rear, a stunning enclosed garden can be found, with raised planted borders, a large paved patio area and secure wooden fencing and a gate, providing a beautifully private area.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains water and mains drainage.

Tenure

Leasehold - 999 Years from the 1st January 2006, held on a balance of 980 years. With a peppercorn ground rent and a service charge of approximately £132 per year which includes maintenance of the communal areas such as the children play park. which equates to an annual service charge of £164.74 (Jan-December).

Council Tax

This home is Band D under Lancaster City Council.

Viewings

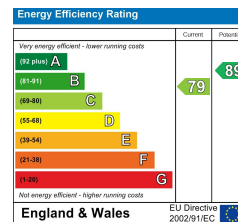
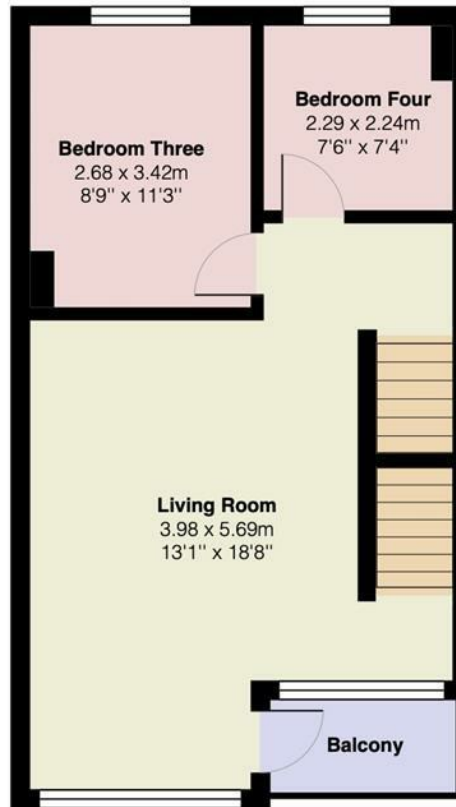
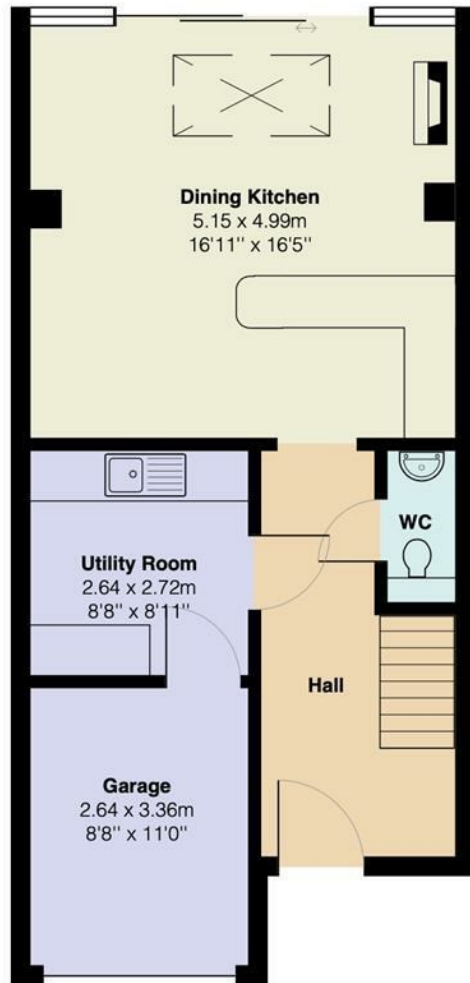
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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