

## Inside The Home

Located in a quiet and discreet position, within walking distance of the local village shops, Pointer Grove is as beautiful on the outside as it is within. Entered via a UPVC double glazed door, this leads into a light and bright entrance hall with useful under-stair storage cupboards (one housing a gas central heating boiler, installed in 2016). This leads into a beautifully presented Living Room, with a feature decorative fireplace and a large UPVC double glazed window allowing ample natural light to cascade into the home. This leads onto a truly impressive open plan Living, Kitchen Dining Room, providing the perfect backdrop for family get-togethers or socialising with friends. Views towards Clougha pike can be truly admired from the warmth and comfort of this beautiful home.

The Kitchen Dining area was extended in 2017 and a handy Utility Room and ground-floor WC were added to add to this property's many WOW factors. The kitchen area provides ample storage with an array of wall and base units, with large complimentary work surfaces which include a handy breakfast bar area.

On the first floor, two generous bedrooms can be found, both beautifully presented with bedroom one having fitted wardrobes. Both rooms showcase some of the best views Halton has to offer. With views to the rear towards the Windmills at Caton, Clougha Pike and the Trough of Bowland, as well as Williamson's Park in Lancaster, and to the front, views towards open greenery and the surrounding Lancashire countryside provide a perfect outlook. With a modern three-piece bathroom suite and a very useful built-in storage cupboard with a handy radiator, there is ample storage in this property. This beautiful home is move-in ready and provides a perfect blank canvas for a multitude of buyers.

## Let's Take A Closer Look At The Area

Located in the popular village of Halton on the banks of the scenic River Lune, this wonderful family home sits at the gateway of the stunning Lune Valley. With a plethora of local amenities, including a highly regarded primary school, a doctors' surgery and chemist, a local shop, a range of eateries and pubs, as well as a vibrant community hub,

providing a range of activities for the whole family. This home is perfectly situated for both town and country. Lancaster city centre is a 10 minute drive away, with a range of transport options, including Lancaster Train Station on the West Coast Main Line. There is also the Bay Gateway, located approximately 5 minutes away, providing simple access to the M6 motorway, local buses and the breathtaking countryside within walking distance.

## Let's Step Outside

To the front of the property, a manicured lawned garden can be found, with beautifully planted borders and a generous driveway providing off-road parking for at least two cars. This leads down the side of the property, where a spacious detached Garage can be found, as well as a second beautifully presented garden. Enter through the secure wooden gate which has been recently installed to provide a safe and secure garden, perfect for allowing little ones to run and play, whilst providing the perfect backdrop for a morning cuppa and a good book. This beautifully presented garden has a range of planted borders, with a pathway leading to a decorative patio area. Raised planted borders can also be found, as well as a second patio area, perfect for alfresco dining.

## Services

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

## Tenure

The property is Freehold. Title Number: LAN171648.

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.

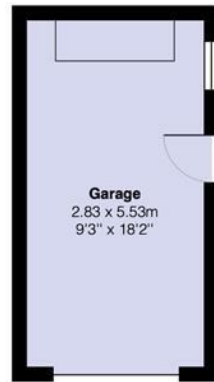












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

# Your Award Winning Houseclub

