





Inside The Home

Stepping in to this spacious family home, you enter via a new composite door with matching floor to ceiling side windows creating a light and bright Entrance Hall, with a feature Oak and glass staircase providing access to the first floor. A bright and spacious ground floor double bedroom can be found, as well as a handy Utility Room with plumbing for a washing machine and space for a tumble dryer. A stylish three piece bathroom can be found which has been upgraded with the last 5 years to provide a wonderfully relaxing space for the whole family to enjoy. A beautifully spacious Living Room, provides the perfect backdrop for quiet family nights in, with the heart of this home being the extended open plan Kitchen Dining Living Area. With ample space for socialising with family and friends, this incredible space was extended in 2011, and has ample storage solutions throughout. Upgraded in 2011 and fitted with a SieMatic integrated kitchen, this room benefits from a five ring induction hob, a high-rise double oven, microwave, fridge, seperate freezer and a dishwasher, completed by Quartz worktops and an inset sink unit with a Hanstrom 4 in 1 tap. Solid wooden floors and tri-fold doors providing access to a large, landscaped rear garden.

Stairs proceed to the first floor landing, where a spacious landing can be found, with a Velux double glazed window and ample space for a reading area. Three generous bedrooms can be found, with the master bedroom fitted with a range of built in wardrobes and a generous eaves storage area, providing additional storage. There is a further modern three-piece bathroom suite (also upgraded within the last three years). Open views can be enjoyed from the first floor towards areas such as Clougha Pike and the Forest of Bowland.

This property is beautifully presented throughout and provides ample space for any growing family.

Let's Step Outside

To the front of the property, an Indian sandstone driveway can be found providing off road parking for approximately three cars. The rear garden is accessed by a secure wooden gate and is laid to lawn with landscaped borders, pathways and a privacy hedging, as well as external power sockets. A generous paved patio area provides the perfect backdrop for

alfresco dining.

A large work from home office space was added in 2011 with ample insulation, light and power, creating a warm and cosy working space. A hard wired ethernet cable is added to the lodge to provide excellent internet speeds, perfect for those who work from home. This could also be used as a gym space, hobby room or an excellent garden room as it provides the property with a large versatile space.

Services

The property is fitted with a gas central heating boiler and has 16 PV solar panels which was installed in 2024. With battery storage and an EV charging point located at the front of the property. With mains water and mains drainage. The property is fitted with B4RN "Broadband for the Rural North" fibre optic broadband, which provides the home with 1000Mbps (1Gbps) of speed. Perfect for a family with many devices or those who work from home.

Let's Take A Closer Look At The Area

Located in the Lune Valley village of Halton, this vibrant area has an excellent range of 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. For those who love to embrace nature, the idyllic River Lune sits to the west, providing some of the best beauty spots and walks on the villages doorstep.

Tenure

The property is Freehold. Title number: LA926983.

Council Tax

This home is Band E under Lancaster City Council.

Viewings

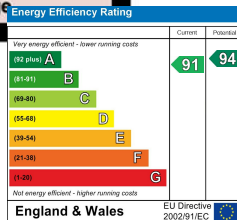
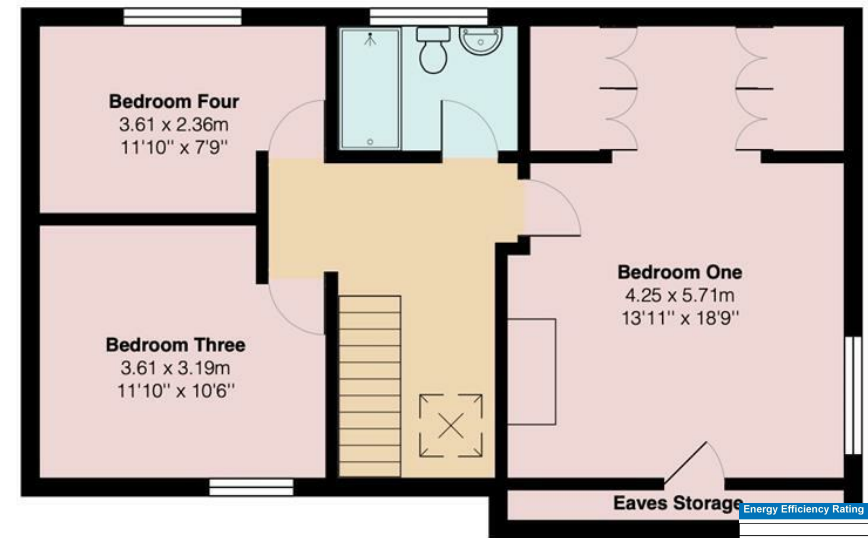
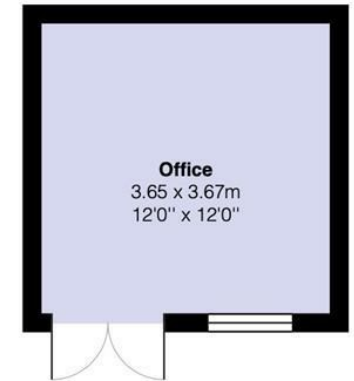
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Energy Performance Certificate

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