



Glenfield Station Road East  
Halton  
East Halton  
DN40 3PU

£480,000

Welcome to 'Glenfield,' a charming yet spacious four bed detached house, found in the quiet village of East Halton. Occupying a huge plot with lots of potential, this home boasts two reception rooms, ample off road parking and easy access to the A180/M180. Internal viewing will reveal the entrance hallway, lounge, sitting room, open plan kitchen-diner, study, utility and WC. To the first floor there are four excellent size bedrooms with en-suite to the master and a spacious family bathroom. Offering kerb appeal to the frontage with ample off road parking and detached double garage. The rear garden is a fantastic size and ideal for a family with laid to lawn, patio area and paddock to the rear. Given the size of the garden there is also the potential (subject to planning approval) to develop and build on.



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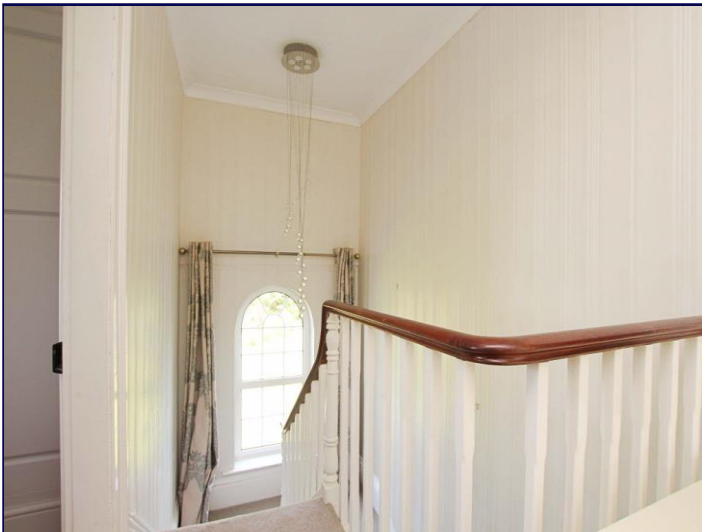
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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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#### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



**Lounge**

12' 3" x 13' 8" (3.73m x 4.16m)

The lounge, boasts a gorgeous traditional fire place, neutral decor, carpeted flooring, radiator, coving and dual aspect uPVC windows, which allow plenty of natural daylight to enter.

**Sitting Room**

11' 9" x 13' 7" (3.58m x 4.14m)

Located at the rear of the property is the sitting room which comprises of carpeted flooring, radiator, neutral decor and French doors that open out to the rear garden.

**Kitchen/Diner**

This lovely open plan room is the ideal space for entertaining guests or enjoying family time. The kitchen boasts a range of base and wall mounted units, integral double oven, four ring hob with extractor above, LED kickboard lighting, tiled flooring and uPVC window to the rear. The dining area is made up of tiled flooring, feature log burner, radiator and dual aspect uPVC windows.

**Utility room**

6' 5" x 11' 5" (1.95m x 3.48m)

**Study**

10' 3" x 16' 6" (3.12m x 5.03m)

**Bedroom 1**

11' 10" x 15' 9" (3.60m x 4.80m)

Bedroom one briefly comprises of carpeted flooring, radiator, en-suite, modern decor, fitted wardrobe and uPVC window to the front elevation.

**En-suite**

4' 11" x 6' 2" (1.50m x 1.88m)

This three piece en-suite benefits from a corner shower cubical, WC, basin, vinyl flooring, towel radiator and LED lighting.

**Bedroom 2**

10' 1" x 11' 10" (3.07m x 3.60m)

Bedroom two briefly comprises of carpeted flooring, radiator, coving and dual aspect windows.

**Bedroom 3**

9' 8" x 12' 3" (2.94m x 3.73m)

Bedroom three briefly comprises of carpeted flooring, modern decor, radiator and uPVC window to the front elevation.

**Bedroom 4**

8' 2" x 12' 3" (2.49m x 3.73m)

Bedroom four briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

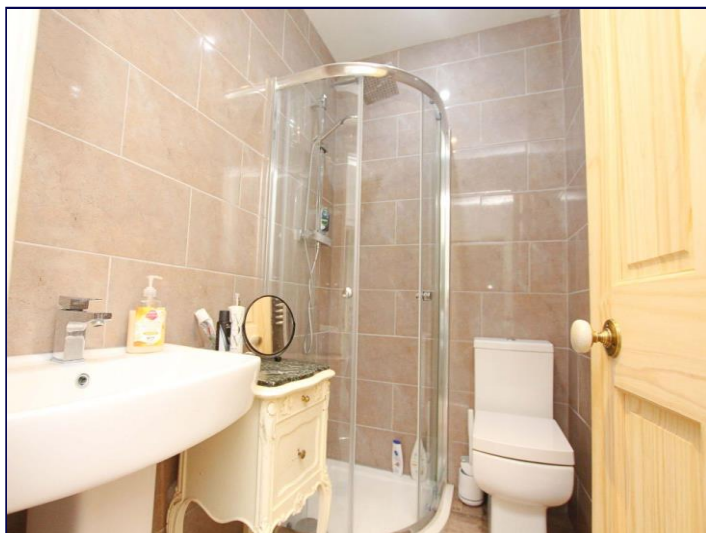
### Bathroom

9' 9" x 11' 1" (2.97m x 3.38m)

This spacious family bathroom suite consists of a bath, large walk in shower, WC, vanity basin, radiator and uPVC window to the rear elevation.

### Externally

Offering kerb appeal to the frontage with ample off road parking through a stoned driveway, EV charging point and detached double garage benefitting from power and lighting. The rear garden is a fantastic size and ideal for a family with laid to lawn, patio area ideal for alfresco dining and paddock to the rear with space for three horses. The paddock also has road access from the rear. Given the size of the garden there is also the potential (subject to planning approval) to develop and build on.



### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band E: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

### Property Management

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### Mortgage and Financial Advice

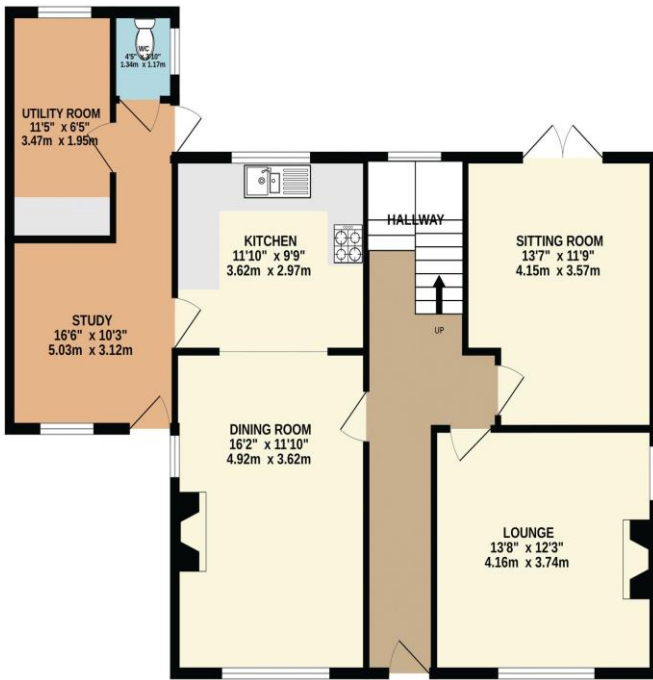
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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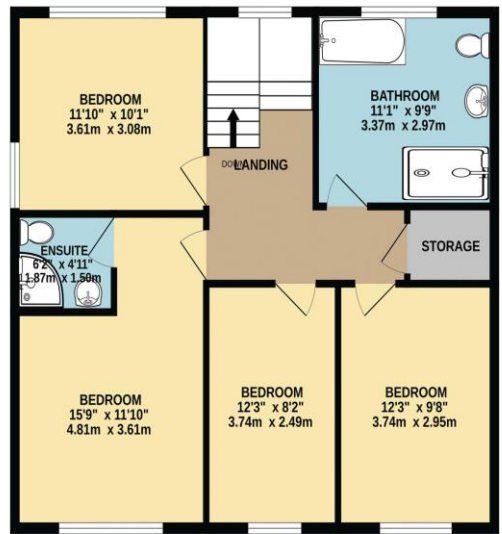




GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 1739 sq.ft. (161.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<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>		
<i>Not energy efficient - higher running costs</i>			
		70	77
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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