



67 St. Wilfrids Park, Halton,  
Lancaster, LA2 6PN

67, St. Wilfrids Park, Halton, Lancaster

## The property at a glance **3** **1** **2**

- Generously Proportioned Semi Detached House
- Three Good Size Bedrooms
- Spacious Lounge & Kitchen open to Dining Room
- Ground Floor WC & Cloaks Cupboard
- Sought After Location in Halton Village
- Large Driveway & Attractive Front Garden
- Fantastic Sized Rear Garden with Garage
- Freehold
- EPC Rating C
- Council Tax band B

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**£260,000**

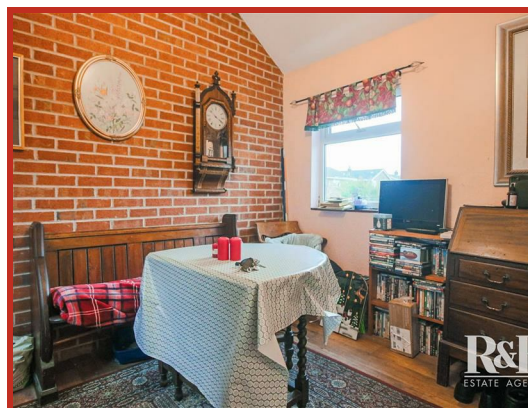
# Get to know the property

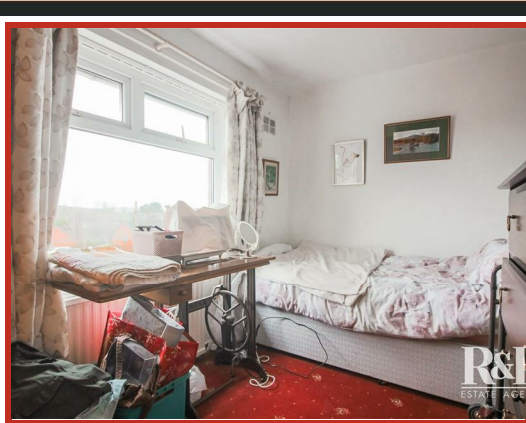
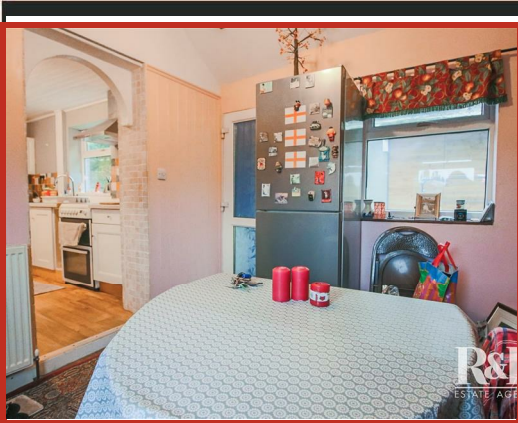


Generously proportioned, three bedroom semi detached house set in the sought after village of Halton, within the Lune Valley – boasting a large driveway, a garage and fantastic sized rear garden with open aspect countryside views beyond!

Set on a generous plot, this superb property would make a fabulous family home with spacious accommodation throughout. Upon entrance to the property you step through the porch into the welcoming hallway which benefits from a built in storage cupboard and ground floor WC, plus access through to both the lounge and kitchen. The warm and spacious lounge is a fantastic reception room with dual aspect windows to the front and rear, plus a feature stone fireplace with railway sleeper style mantelpiece. There is the potential (subject to the relevant permissions and architectural advice) to install patio doors to the rear, to allow direct access out to the rear garden from the reception room.

The well proportioned kitchen offers a range of wall and base units in white with granite effect laminate worktops to complement, with space for cooker and plumbing for washing machine. From here there is open access through to the dining room, which has space for a freestanding fridge freezer and ample space for a dining room table. Alternatively, there is scope to make this space into a utility/boot room, depending on a prospective purchaser's preference/requirements for space. In turn, there is access through to a rear porch and the rear garden.





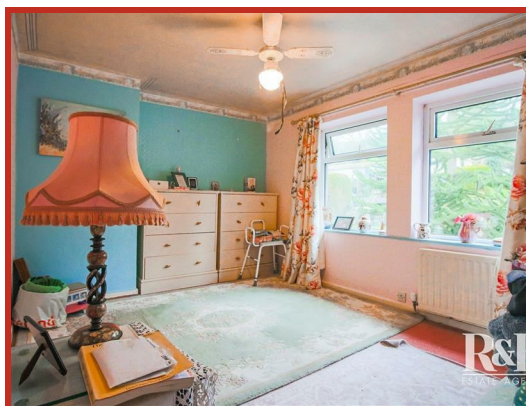
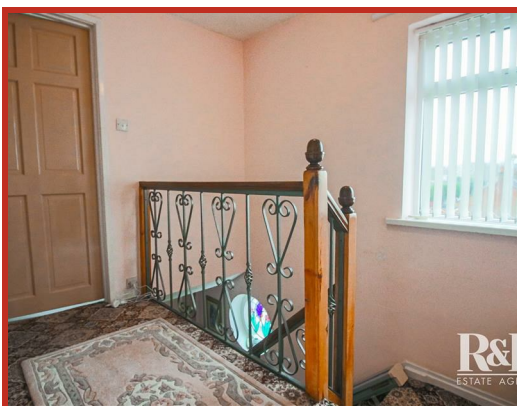
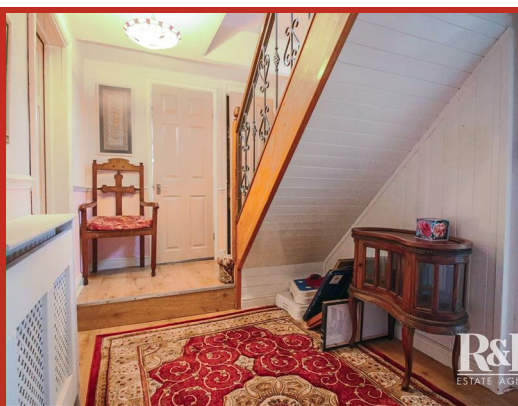
Rooms to the first floor include two double bedrooms, a generous single bedroom and a modern three piece shower room with walk in shower enclosure with direct feed power shower, a pedestal wash hand basin and low flush WC, with marble effect aqua panelling to the walls to complement.

Externally, to the front elevation there is a large block paved driveway with space for 3-4 cars, or even a campervan! The delightful front garden offers a pebbled area, rockery area and flower/shrub borders and the large rear garden is a brilliant outdoor space to enjoy in the warmer months. The rear garden offers a lower maintenance area with paved patio and gravelled surface – perfect for pot plants and outdoor seating – with access to a garage (24'2 x 14'9 max) for additional storage or use as a workshop. The rest of the garden is laid to lawn and from the end of the garden there are superb views over the rolling countryside beyond.

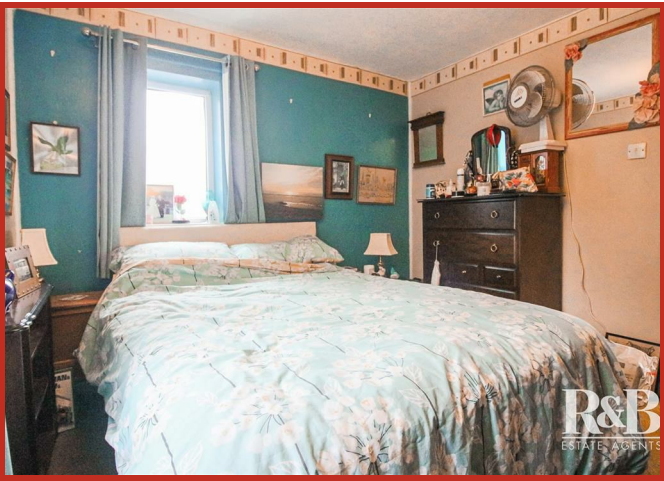
Situated in the popular village of Halton in the Lune Valley, the property is close to amenities including village stores, pharmacy, community centre and primary school. Lancaster City Centre is also within easy reach, providing a wider range of amenities. Transport links include bus routes running through the village and the M6 motorway which is easily accessible via the Bay Gateway link to junction 34.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



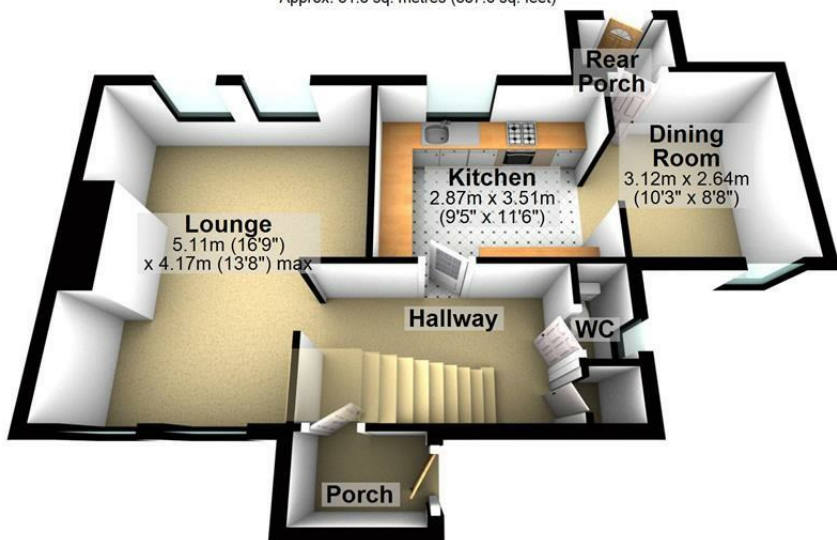
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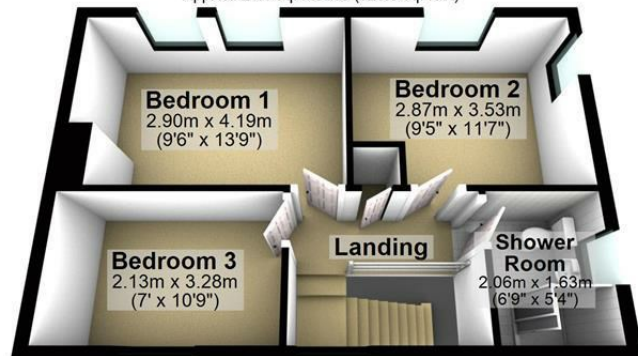
### Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



### First Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



**Total area: approx. 81.6 sq. metres (878.2 sq. feet)**

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.

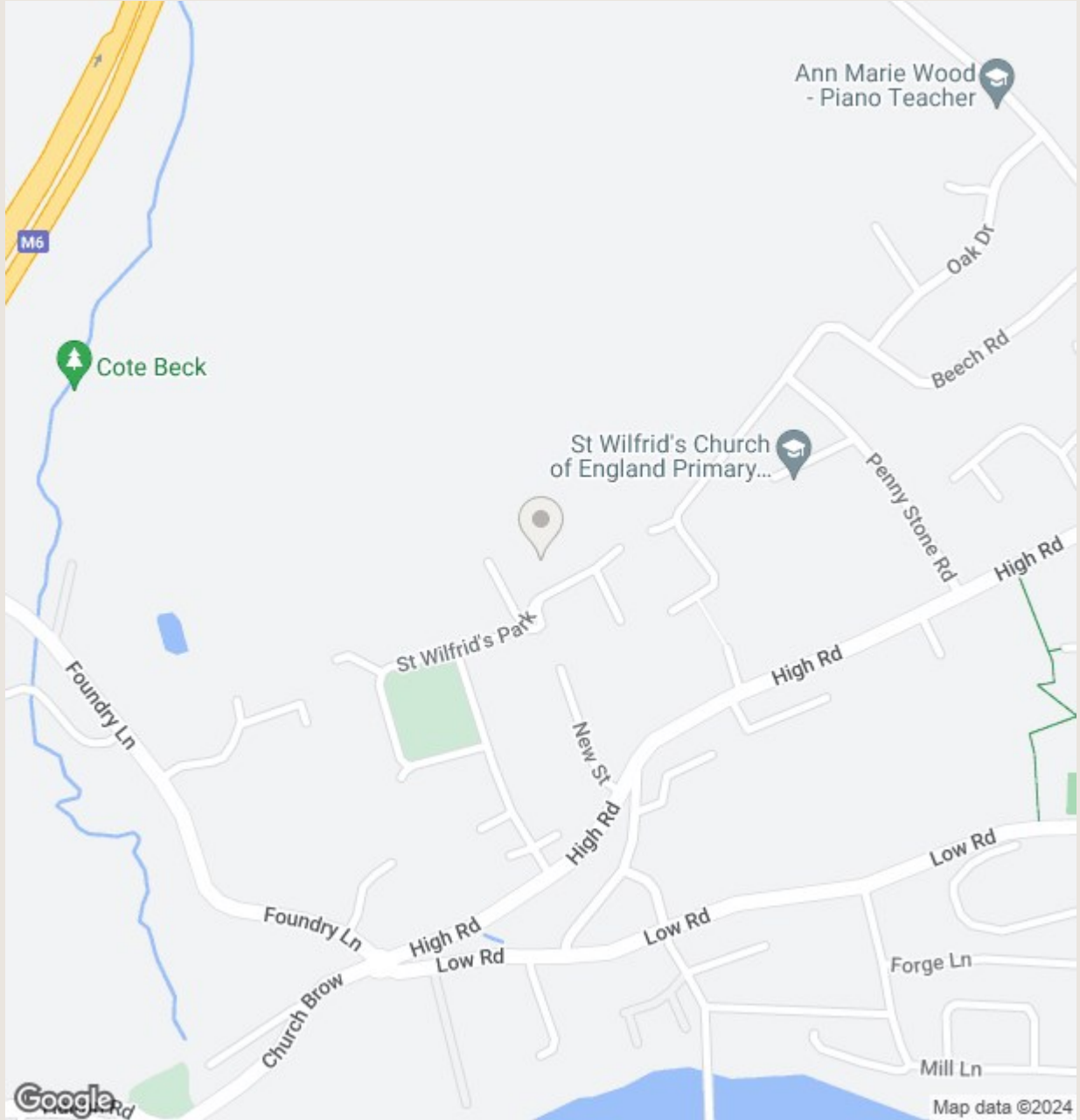
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# Take a nosey round



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	78	83
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		