



18 High Road, Halton, Lancaster,
Lancashire, LA2 6PS

18, High Road, Halton, Lancaster

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

- Delightful Semi Detached Family Home
- Three Good Size Bedrooms
- Generous Lounge with Log Burner
- Stylish Kitchen Diner
- Within Easy Reach of Lancaster & M6 Motorway
- Sought After Location in Halton Village
- No Chain
- Council Tax Band C
- Freehold
- EPC Rating C

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbstateagents.co.uk

£220,000

Get to know the property



****NO CHAIN**TRANSPORT LINKS**LOW MAINTANCE GARDENS****

Set in the quaint village of Halton within the Lune Valley, this fantastic semi detached family home is set in an elevated position and offers three bedrooms and delightful front and rear gardens.

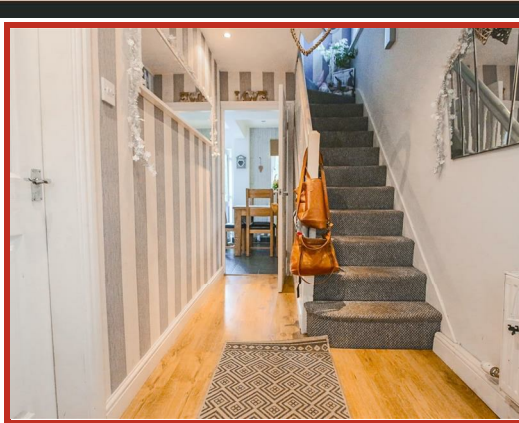
Upon entrance to the property the welcoming hallway provides access through to lounge and stairs to the first floor. The bay fronted lounge is tastefully presented in neutral tones and features a log burner with stone hearth and railway sleeper style mantlepiece.

Continuing through the lounge there is access to the stylish kitchen diner which offers a range of wall and base units in a light wood effect with laminate granite effect worktops, space for cooker, plumbing for washing machine and dishwasher and space for freestanding fridge freezer. Additionally, the kitchen benefits from an under stairs storage cupboard - ideal for a pantry or cleaning supplies storage.

From the kitchen diner there is a door leading out to the rear garden which has been landscaped with ease of maintenance in mind, offering a patio area and gravelled area. On those sunny days, the South-West facing rear garden benefits from sun throughout the day - perfect to sit out and enjoy in the warmer months.

Rooms to the first floor include two double bedrooms and a good size single; bedrooms one





and three benefiting from fitted wardrobes and bedroom two housing the boiler cupboard. Also to the first floor is a modern three piece bathroom suite comprising fitted bath with electric feed shower over, dual flush WC and pedestal wash hand basin.

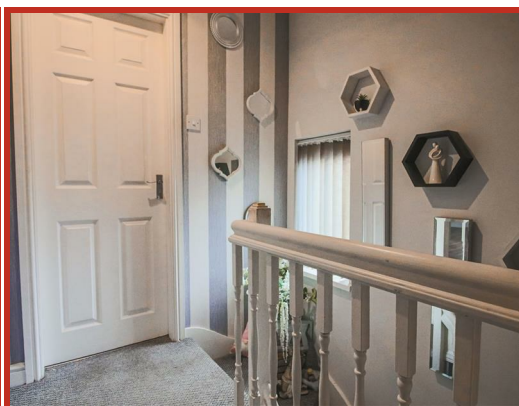
Further benefits to the property include double glazing and gas central heating throughout, plus underfloor heating to both the kitchen and bathroom.

The property is set in an elevated position with Indian stone steps and patio frontage.

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

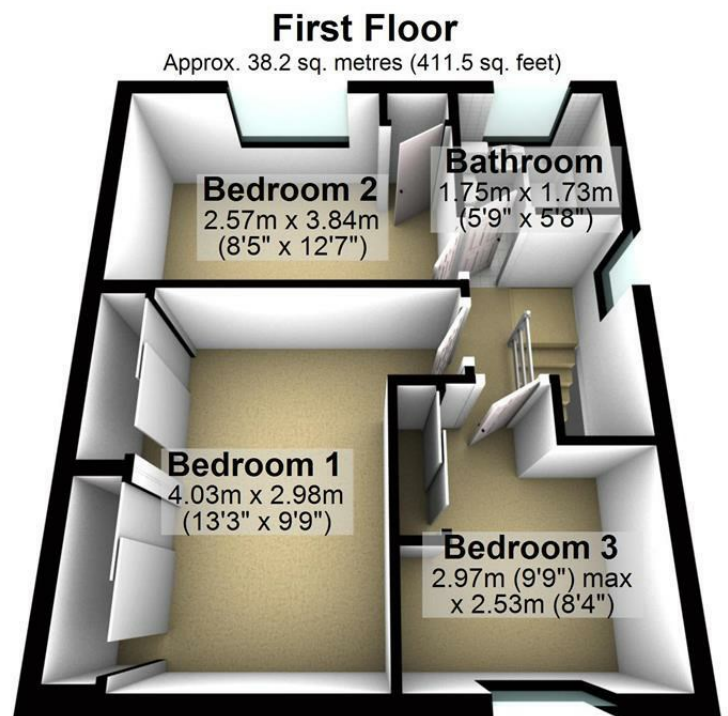
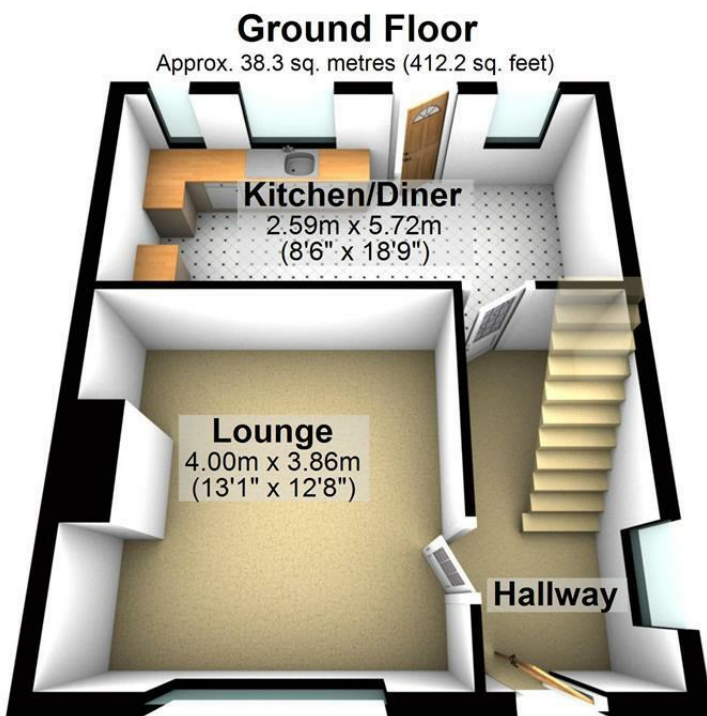
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



18 High Road, Halton,
Lancaster, Lancashire, LA2
6PS



18 High Road, Halton,
Lancaster, Lancashire, LA2
6PS



Total area: approx. 76.5 sq. metres (823.8 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.

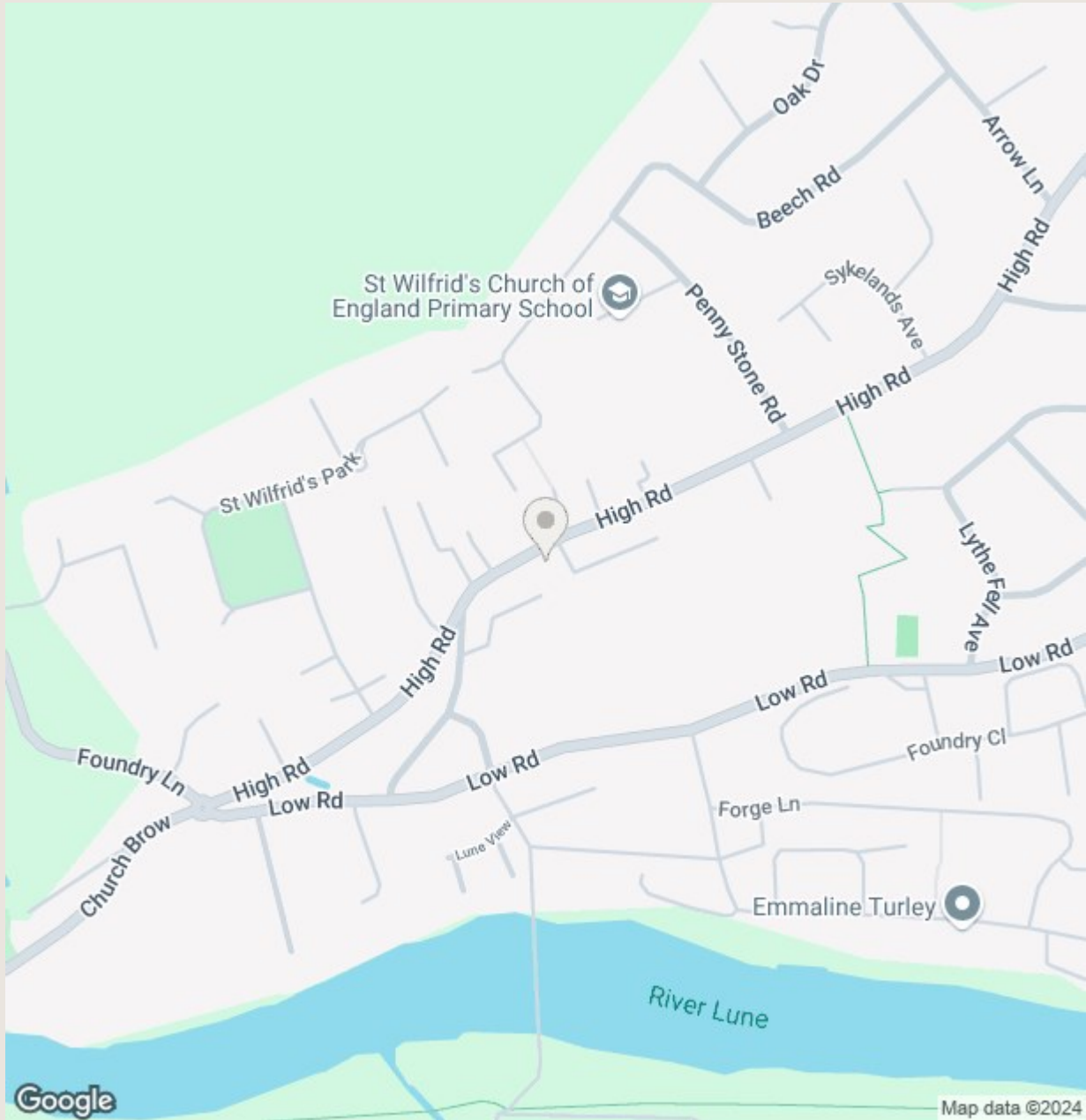
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round



GET IN TOUCH TODAY
 01524 889000
 lancaster@rbestateagents.co.uk
 www.rbestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	