



Lune Rise Halton Hall  
Gardens, Halton,  
Lancaster LA2 6LP

Lune Rise, Halton Hall Gardens, Halton, Lancaster

## *The property at a glance*

3  2  2 

- Semi Detached Property
- Three Bedrooms
- Spacious Open Plan Reception/Dining Room
- Modern Fitted Kitchen
- Four Piece Family Bathroom and Downstairs WC
- Extensive Rear Garden With Access To River Lune
- Off Road Parking And Garage
- Freehold
- Council Tax Band: E
- EPC Rating: D

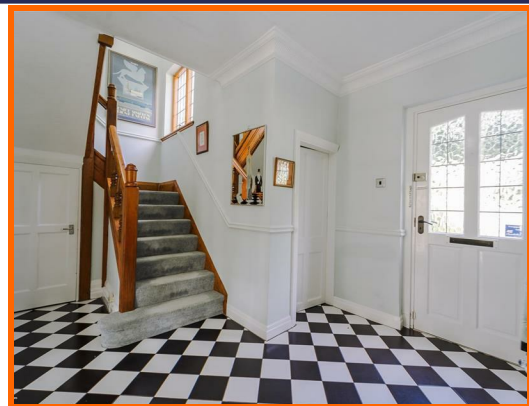
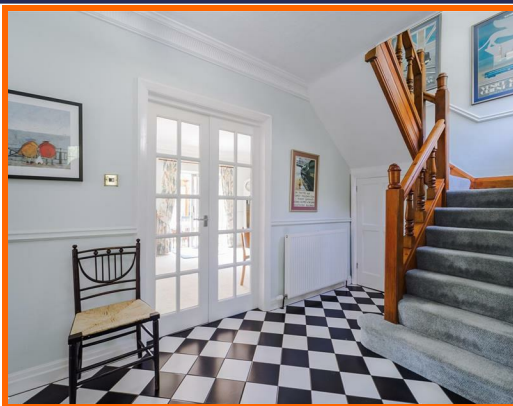


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# £465,000

# Get to know the property



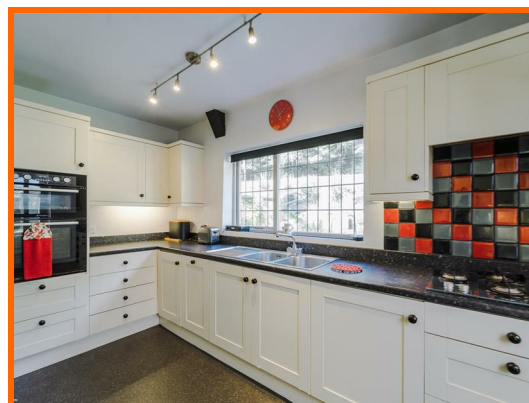
A STUNNING THREE BEDROOM SEMI DETACHED HOME WITH PICTURESQUE GARDENS TO THE FRONT AND REAR

Welcome to this charming three-bedroom semi-detached family home located in the picturesque Halton Hall Gardens, Halton, Lancaster. This property boasts stunning views and a peaceful setting as it backs onto the serene river Lune.

Upon entering, you are greeted by two spacious reception rooms that offer ample living space for entertaining guests or simply relaxing with your loved ones. The property features three cosy bedrooms, perfect for a growing family or those in need of a home office or guest room. There is the hidden benefit of a large storage area under the main living space, ideal for developing into a further entertaining room or gym.

One bathroom ensures convenience for all residents, with the benefit of an additional downstairs WC. Additionally, the availability of parking adds to the practicality of this lovely home. Whether you are captivated by the tranquil surroundings or enticed by the allure of a semi-detached house, this property offers a perfect blend of comfort and style.

Don't miss the opportunity to make this delightful property your new home sweet home in the heart of Halton, with direct links to the M6.





## Ground Floor

### Hall

4.83m x 3.05m (15'10" x 10')

Hardwood entrance door, central heating radiator, ceiling rose, coving, dado rail, tiled flooring, stairs to first floor and doors to reception/dining room, kitchen, WC and under stairs storage.

### Reception/Dining Room

7.92m x 4.09m (26' x 13'5")

Hardwood double glazed bay window, two central heating radiators, ceiling rose, coving, dado rail, TV point, open fire in marble surround and UPVC sliding door to sun room.

### Sun Room

3.33m x 2.95m (10'11" x 9'8")

Hardwood double glazed windows, two feature wall lights, tiled flooring and hardwood double glazed French door to balcony with steps down to the garden.

### Kitchen

4.14m x 3.02m (13'7" x 9'11")

Hardwood double glazed window, central heating radiator, wood panel wall and base units, laminate worktops, high rise double oven, four burner gas hob, tiled splash back, extractor fan, double stainless steel sink with draining board and mixer tap, integrated dishwasher, space for fridge freezer, part tiled elevation, laminate flooring and door to porch.

### Side Sun Lounge

5.61m x 2.03m (18'5" x 6'8")

Hardwood double glazed window, tiled flooring, door to utility room and UPVC door to front.

### Utility Room

2.39m x 1.09m (7'10" x 3'7")

### WC

2.79m x 1.14m (9'2" x 3'9")

Hardwood double glazed window, low level WC, bidet, pedestal wash basin, tiled elevation and tiled flooring.

## First Floor

### Landing

Loft access, coving, dado rail and doors to three bedrooms and bathroom.

### Bedroom One

4.32m x 4.14m (14'2" x 13'7")

UPVC double glazed window, central heating radiator, coving and dado rail.

### Bedroom Two

3.68m x 3.45m (12'1" x 11'4")

UPVC double glazed window, central heating radiator, coving and dado rail.

### Bedroom Three

3.25m x 3.05m (10'8" x 10')

Hardwood double glazed window, central heating radiator, coving and dado rail.

### Bathroom

3.63m x 1.85m (11'11" x 6'1")

Hardwood double glazed window, central heated towel rail, spotlights, low level WC, pedestal wash basin, panel bath, direct feed walk-in shower, tiled elevation and laminate flooring.

### External

Off road parking for three cars

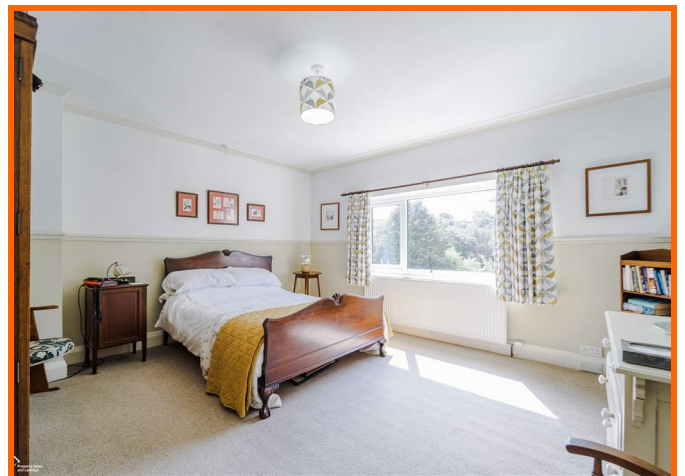
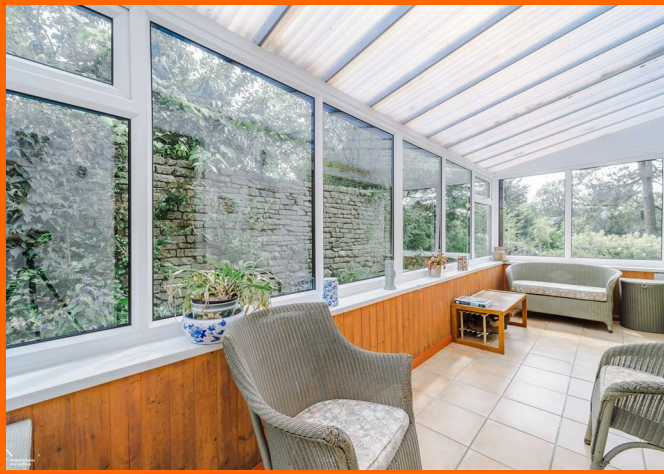
### Rear

Large laid to lawn garden, patio areas, bedding areas, terrace and backs onto Rive Lune.

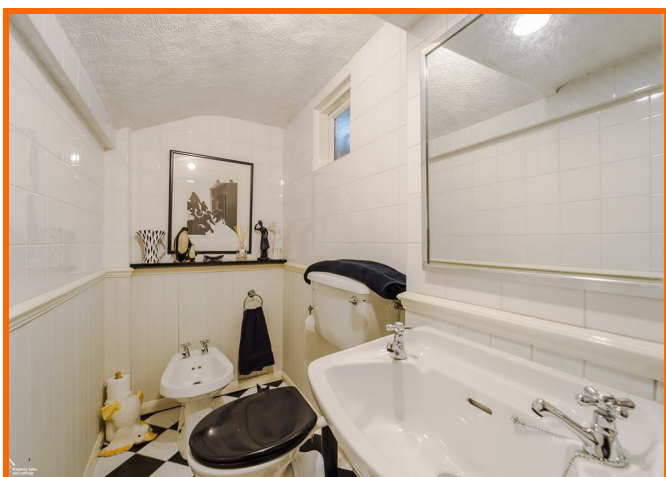
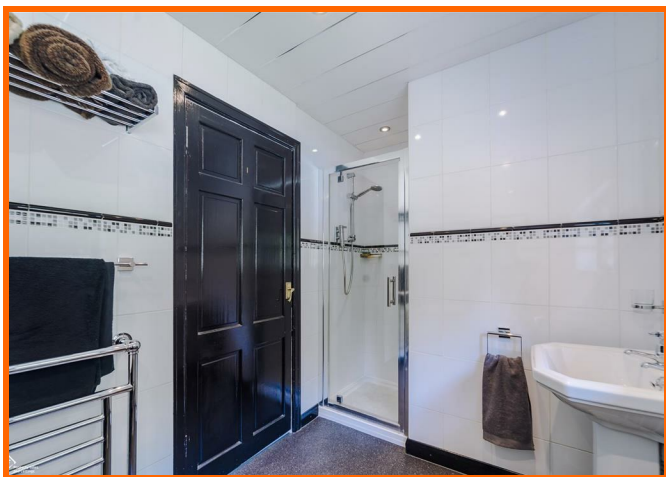
### Front

Bedding areas, off road parking and single garage.

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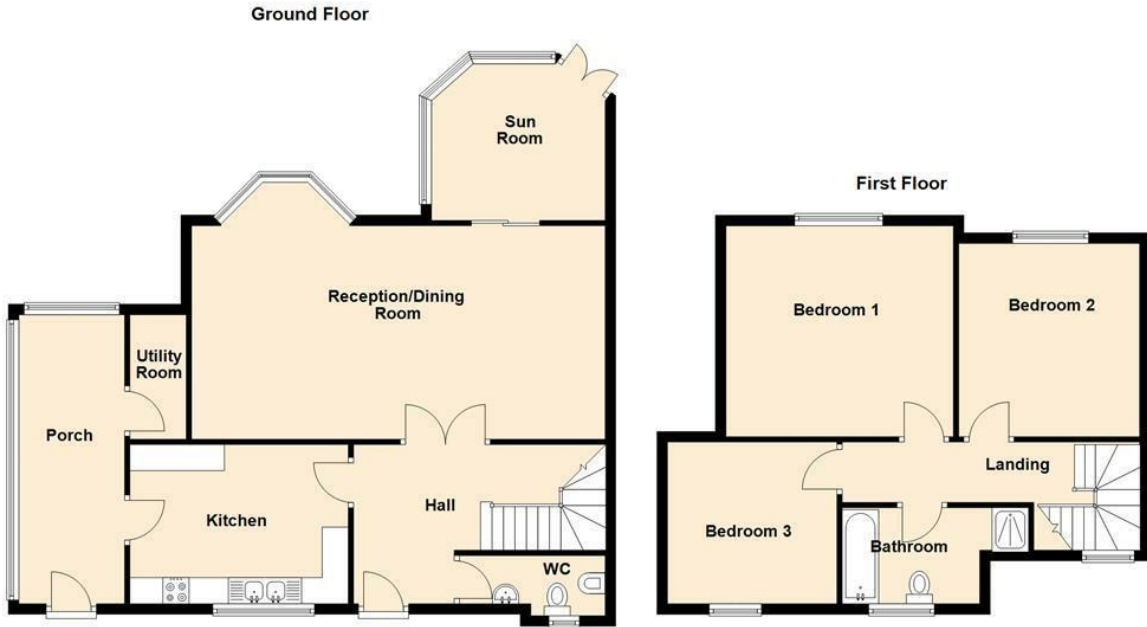
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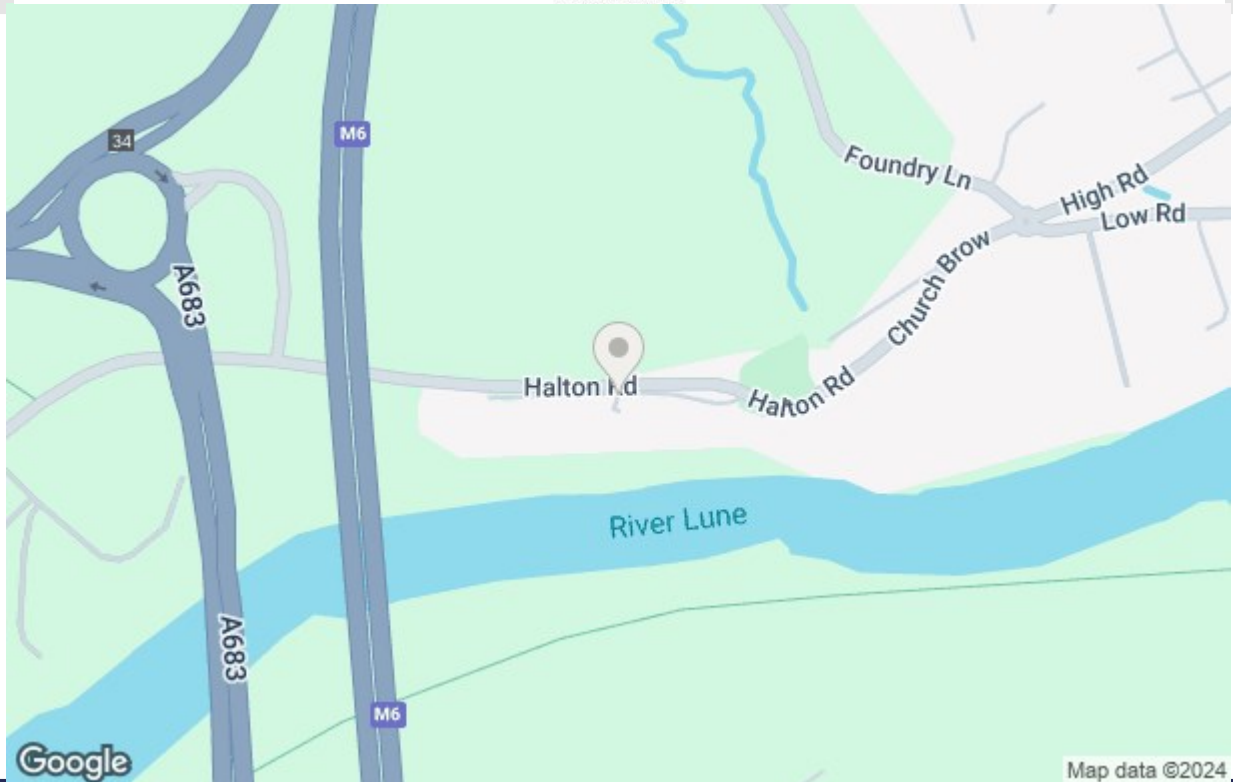
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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Google

Map data ©2024



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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>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	78
	60
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(61-81) <b>B</b>	
(45-60) <b>C</b>	
(35-44) <b>D</b>	
(21-34) <b>E</b>	
(1-20) <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