



- Detached Family Home
- 4 DOUBLE Bedrooms
- Family Bathroom & Master En-Suite
- Ground Floor WC & Utility Room
- 2 Reception Rooms Plus Conservatory
- Side & Rear Gardens
- Off Street Parking & Garage
- Chain Free

Water Lane, West Halton, DN15 9BA,  
£375,000





Offered for sale with NO ONWARD CHAIN in this peaceful cul-de-sac setting, this beautifully presented family home offers 4 DOUBLE BEDROOMS, master en-suite and family bathroom to the first floor, whilst the ground floor boasts a spacious entrance hall, WC, lounge with feature fire, dining room, L shaped kitchen, utility room and conservatory. Outside the property has off street parking to the front and side, 17ft1 garage and side/rear gardens. An internal viewing is highly recommended to truly appreciate all this property has to offer, call today to view! Freehold. Council tax band: E.



## Hallway

Having door to front aspect, window to front aspect, coved ceiling and stairs rising to first floor.

## Downstairs WC

3' 9" x 6' 1" (1.14m x 1.85m)

Having uPVC double glazed window to front aspect, low level WC, wash hand basin, radiator and door to storage cupboard.

## Lounge

17' 5" max x 18' 3" (5.30m x 5.56m)

Having uPVC double glazed doors to rear aspect, 2 uPVC double glazed window to side aspect, radiator, feature fireplace and ceiling spot lights.

## Dining Room

12' 8" x 11' 7" (3.86m x 3.53m)

Having uPVC double glazed window to front aspect, radiator and coved ceiling.

## Kitchen

17' 3" max x 13' 1" max (5.25m x 3.98m)

Having uPVC double glazed window to side aspect, uPVC double glazed sliding doors into conservatory, radiator, wall and base units with work surfaces over, sink and drainer unit, inset double oven, hob and extractor, inset wine fridge and additional storage cupboards.

## Utility Room

6' 8" x 7' 8" (2.03m x 2.34m)

Having uPVC double glazed door to rear aspect and space/plumbing for appliances.

## Conservatory

10' 8" x 10' 1" (3.25m x 3.07m)

Having uPVC double glazed windows surrounding and doors to garden.

## First Floor Landing

Having radiator, coved ceiling and storage cupboard.

## Bedroom 1

14' 5" max x 15' 8" max (4.39m x 4.77m)

Having uPVC double glazed windows to front and side aspects, coved ceiling and radiator.

## En-Suite

5' 8" x 7' 4" (1.73m x 2.23m)

Having uPVC double glazed window to front aspect, shower cubicle, low level WC, radiator and 2 wash hand basins set in vanity.

## Bedroom 2

13' 10" x 12' 7" (4.21m x 3.83m)

Having uPVC double glazed window to front aspect, coved ceiling and radiator.

## Bedroom 3

10' 8" x 12' 2" (3.25m x 3.71m)

Having uPVC double glazed window to rear aspect, coved ceiling, radiator and access to loft.

## Bedroom 4

10' 8" x 11' 1" (3.25m x 3.38m)

Having uPVC double glazed window to rear aspect, coved ceiling and radiator.

## Bathroom

9' 7" x 7' 2" (2.92m x 2.18m)

Having uPVC double glazed window to rear aspect, freestanding bath with shower attachment over, low level WC and 2 wash hand basins set in vanity unit.

## Garage

16' 3" x 17' 1" (4.95m x 5.20m)

## Outside Front

A block paved driveway provides ample off street parking for numerous vehicles, there is a dwarf wall perimeter and gardens to either side.

## Outside Rear

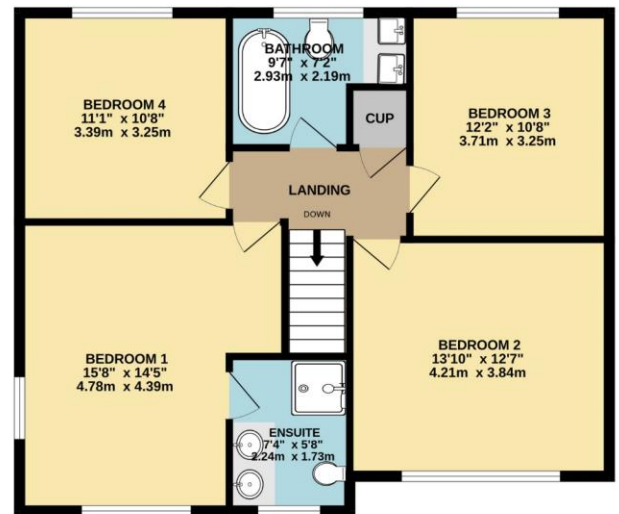
The rear garden offers an excellent degree of privacy and is mainly laid to lawn with a range of plants/shrubs/trees and a paved patio area, ideal for entertaining.





GROUND FLOOR

1ST FLOOR



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