



- Detached Family Home
- 4 Double Bedrooms
- Lounge opening into Conservatory
- Dining Room

- Modern Kitchen & Bathroom
- Utility Room & Ground Floor WC
- Generously Sized Rear Garden with Summer House
- Off Street Parking & Garage

Church Side, West Halton, DN15 9BD,  
£340,000





Located in the desirable village of West Halton, this beautifully presented family home offers 4 double bedrooms and a generously sized rear garden with summer house. Additional accommodation includes a four piece family bathroom to the first floor, whilst downstairs boasts a lounge opening into conservatory, separate dining room, modern kitchen, utility room and ground floor WC. Outside the property has off street parking to the side, garage, summer house and a pleasant lawned garden with a range of plants, trees and shrubs. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D.



## Entrance Hall

Having uPVC double glazed door to side aspect and radiator.

## Ground Floor WC

Having low level WC and wash hand basin.

## Lounge

23' 2" max x 14' 6" max (7.06m x 4.42m)

Having uPVC double glazed window to front aspect, radiator and feature log burner with wooden beam over.

## Conservatory

11' 7" x 11' 7" (3.53m x 3.53m)

Having uPVC double glazed French doors to rear aspect, uPVC double glazed windows to side and rear aspects and radiator.

## Dining Room

14' 5" x 15' 5" (4.39m x 4.70m)

Having uPVC double glazed window to front aspect, stairs rising to first floor and radiator.

## Kitchen

15' 10" x 9' 4" (4.82m x 2.84m)

Having 2 uPVC double glazed windows to rear aspect, uPVC double glazed window to side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built-in wine fridge, built-in microwave, space for dishwasher, space for under counter fridge, space for large oven and ceiling spotlights.

## Utility

5' 3" x 9' 7" (1.60m x 2.92m)

Having uPVC double glazed window and door to rear aspect, wall and base units with work surfaces over, space for fridge freezer, space and plumbing for washing machine.

## First Floor Landing

Having uPVC double glazed window to rear aspect.

## Bedroom 1

12' 3" x 16' 10" (3.73m x 5.13m)

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

## Bedroom 2

12' 6" max x 17' 5" max (3.81m x 5.30m)

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

## Bedroom 3

10' 2" max x 12' 8" max (3.10m x 3.86m)

Having uPVC double glazed window to front aspect, radiator and access to loft (drop down ladder and boarded).

## Bedroom 4

10' 0" x 10' 2" max (3.05m x 3.10m)

Having uPVC double glazed window to rear aspect, radiator and built-in wardrobes.

## Family Bathroom

5' 5" x 10' 1" (1.65m x 3.07m)

Having uPVC double glazed window to rear aspect, panelled bath, shower cubicle with Aqualisa rainfall shower and additional handheld shower, wash hand basin, low level WC and heated hand towel rail.

## Summer House

13' 10" x 11' 9" (4.21m x 3.58m)

Having electrics, windows to either side and double doors to front aspect.

## Garage

16' 5" x 19' 10" (5.00m x 6.04m)

Having double doors, 2 windows, light and power.

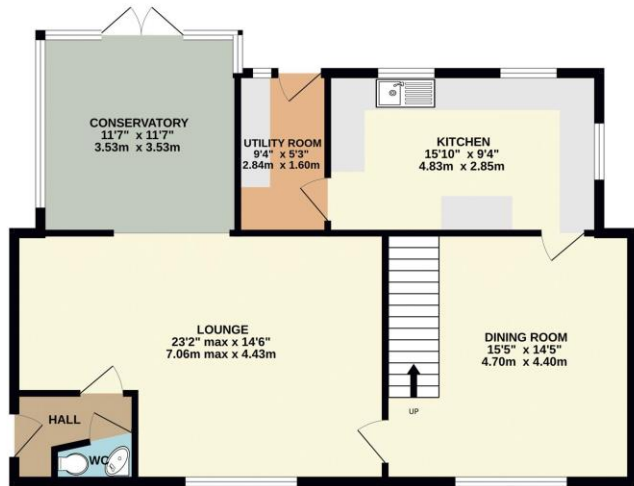
## Outside

A hardstanding area to the side provides off street parking for numerous vehicles, there is gated access at either side leading to the rear garden. The rear garden is mainly laid to lawn with a range of trees, plants and shrubs, a paved area, pond, decking area, summer house and garage.

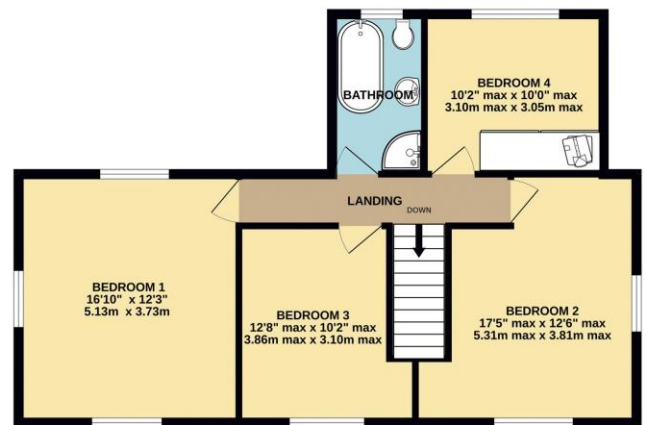




GROUND FLOOR



1ST FLOOR



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