



R&B
ESTATE AGENTS

26 Mill Lane, Halton, Lancaster,
LA2 6ND

26, Mill Lane, Halton, Lancaster

The property at a glance 2 2 2

- Impressive Town House
- Kitchen Open To Dining Room
- First Floor Lounge With Balcony
- Bathroom & Ground Floor WC
- Integrated Garage & Parking
- Enclosed Rear Garden
- Tenure:
- Property Band: C
- Sought After Village Location

R&B
ESTATE AGENTS

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

£275,000

Get to know the property



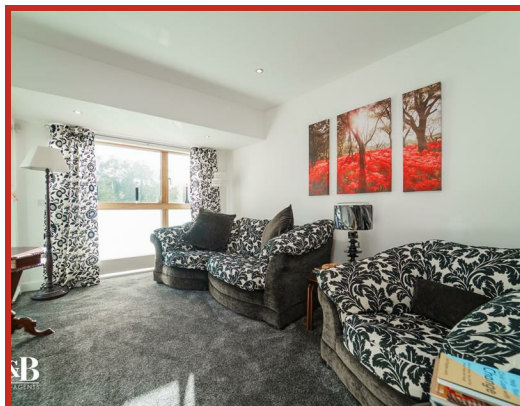
Nestled in the charming area of Mill Lane, Halton, Lancaster, this attractive townhouse presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The ground floor features a delightful kitchen that opens seamlessly into the main reception room, creating a warm and inviting atmosphere for family gatherings or social occasions.

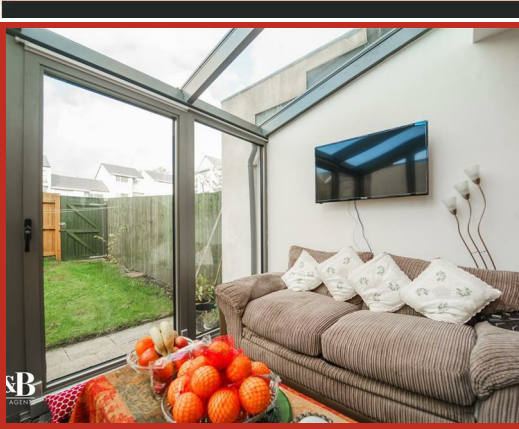
On the first floor, you will find an additional reception room, which can serve as a versatile space for a study, playroom, or cosy lounge. The townhouse comprises two spacious bedrooms, ensuring a restful retreat for all occupants. With bathroom and ground floor WC, convenience is at the forefront, making morning routines and guest visits a breeze.

Outside, the property is complemented by an enclosed rear garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the integrated garage and parking for two vehicles provide practical solutions for those with cars, ensuring ease of access and security.

This townhouse is ideally suited for families, couples, or individuals looking for a blend of comfort and functionality in a desirable location. With its modern features and thoughtful layout, this property is not to be missed. Come and experience the charm of Mill Lane living for yourself.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





Entrance

Wood door to hall.

Hallway

Central heating radiator, smoke alarm, tiled floor, door to WC, storage, garage, door to kitchen.

WC

Central heating radiator, wall wash basin with mixer tap, part tiled wall, tiled effect flooring.

Integrated Garage

Stainless steel mixer tap and draining board, splash back tiling, range of wall, drawer and base units.

Reception Room / Kitchen

Hardwood door, 2 central heating radiators, stainless steel sink,, mixer tap with drain ridges, integrated oven and grill with 4 ring gas hob, extractor fan, integrated fridge, freezer and dishwasher, spotlights, sliding door to rear.

Landing

Hardwood double glazed window, central heating radiator, loft access, doors to bedrooms, 1, 2 and bathroom.

Reception Room

Hardwood double glazing, electric fireplace, hardwood double door to balcony.

Bedroom Two

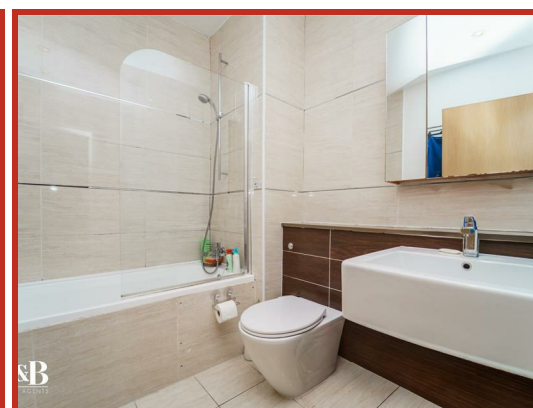
Hardwood double glazed window, integrated wardrobe.

Bathroom

Central heating radiator, low flush WC, wall mounted wash basin with mixer tap, tiled splash back, panelled bath with mixer tap and rinse head, tiled flooring and spotlights.

Enclosed Rear Garden

Paved patio and lawn.



26 Mill Lane, Halton,
Lancaster, LA2 6ND



26 Mill Lane, Halton,
Lancaster, LA2 6ND



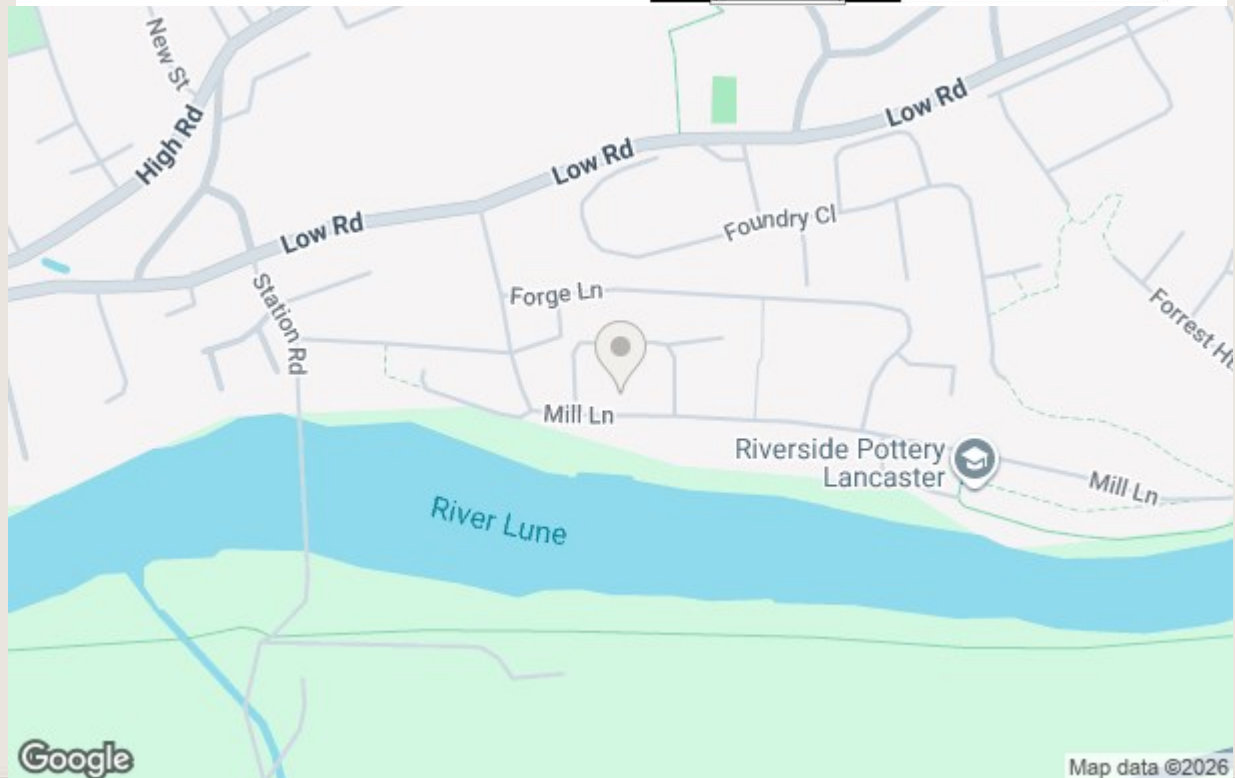
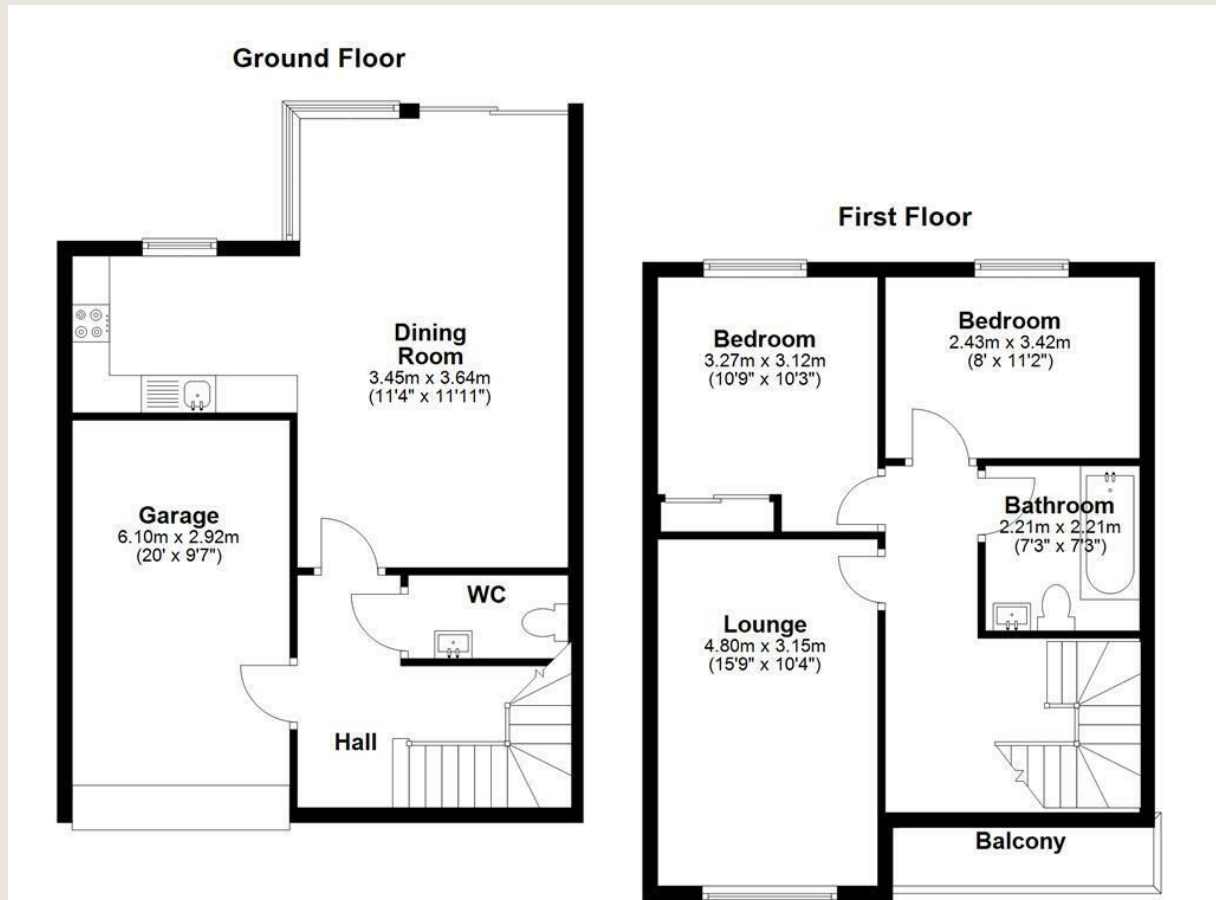
GET IN TOUCH TODAY

01524 889000

lancaster@rbstateagents.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	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	77
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	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	