





Inside The Home

Entry to the property is through the double glazed front door which features a beautiful stain glass window, you're welcomed into a handy entrance porch that provides a practical transition from outside to in before leading into the central hallway. Designed with comfortable, single-level living in mind, the bungalow offers two well-proportioned bedrooms, including a generous double bedroom to the front and a spacious single bedroom overlooking the rear. The shower room has been adapted into a wet room with a fitted seat, offering an accessible layout that is well suited to those with mobility needs or anyone looking to future-proof their home. The lounge is a bright and inviting space, where a large front-facing window allows natural light to fill the space throughout the day. A gas fireplace creates a cosy focal point, making it an ideal place to relax, while the adjoining kitchen keeps the layout practical and sociable. The kitchen with plenty of units for storage and space for an oven there is space to create delicious dinners or a blank canvas to put your own stamp on. The kitchen houses the gas boiler, installed in 2007 and serviced annually for peace of mind. Beyond the kitchen, the sun room added approximately 30 years ago, provides a versatile additional living area. Whether enjoyed as a peaceful reading room, hobby space or dining area overlooking the garden, it offers the flexibility to adapt to your lifestyle. To the rear, a separate utility room provides valuable space for white goods and everyday household storage, helping to keep the main living areas organised. The loft is insulated, although not boarded, offering useful storage potential.

While the property has been well cared for over the years, it also presents an exciting opportunity for its next owner. Offering a true blank canvas, there's scope to modernise and personalise the interior to reflect your own style and needs. Whether you're taking your first step onto the property ladder, looking to downsize without compromising on space, or seeking a home that can adapt with you in the years ahead, this bungalow combines practicality with potential.

Set within a popular rural village on the outskirts of Lancaster, the property enjoys the best of both worlds peaceful village surroundings with excellent connectivity via the M6 and Bay Gateway, making it an appealing choice for commuters and

those looking to enjoy a quieter pace of life without feeling isolated.

Let's Take A Closer Look At The Area

Located in the popular village of Halton on the banks of the scenic River Lune, this wonderful family home sits at the gateway of the stunning Lune Valley. With a plethora of local amenities including a highly regarded primary school, a doctors surgery and chemist, a local shop, a range of eateries and pubs, as well as a vibrant community hub, providing a range of activities for the whole family. This home is perfectly situated for both town and country. Lancaster city centre is a 10 minute drive away, with range of transport options including Lancaster Train station on the West Coast Main Line. There is also the Bay Gateway located approximately 5 minutes away providing simple access to the M6 motorway, local buses and the breath-taking countryside within walking distance.

Let's Step Outside

To the front, the property is welcomed by laid lawn, framed by established planted borders, mature trees and a low brick boundary that creates an attractive first impression. A driveway to the side of the bungalow provides off-road parking for one to two vehicles. The rear garden is predominantly laid to lawn, offering a private outdoor space with plenty of potential to make it your own. Whether you envision colourful flower beds, a productive vegetable patch, or a patio for alfresco dining and entertaining, the garden provides an excellent blank canvas to create an outdoor retreat that suits your lifestyle. With its generous proportions and peaceful setting, it is a wonderful space to enjoy throughout the seasons.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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