





## Inside The Home

Entered via the double UPVC door, you are welcomed directly into a charming entrance hallway, setting the tone for the beautifully presented accommodation that follows. Finished in a pristine, modern cottage style, this inviting space provides access to the ground floor rooms. To the left, the living room is a truly stunning space, filled with natural light via a large bay window to the front elevation. The room is immaculately styled, with the television thoughtfully positioned on the chimney breast to maximise space and functionality, creating a cosy yet stylish environment ideal for relaxing or entertaining. The living room flows seamlessly through to the Kitchen, forming a sociable and practical layout. The kitchen is finished to a high modern standard and enhanced by attractive wooden panelling, further elevating the cottage feel of the home. This space is both functional and visually striking, offering an excellent setting for everyday living. Beyond the kitchen, an inner hallway leads to the modern shower room, which boasts a contemporary three-piece suite including a generous double shower, finished with sleek fittings and tasteful tiling.

The first floor offers three well-proportioned double bedrooms, all beautifully presented and consistent with the home's immaculate decorative theme. Each room provides comfortable accommodation, ideal for families or buyers seeking flexible space for home working or guests.

Overall, the interior of this mid-terrace home is presented in absolutely stunning, move-in-ready condition throughout, blending modern finishes with a warm, cottage-inspired aesthetic.

## 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 a 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, with local buses and the breathtaking countryside within walking distance.

## Let's Step Outside

To the front of the property, there is a neat and attractive forecourt featuring a small astro-turf lawn, enclosed by brick boundary walls and complemented by well-chosen plants, providing a charming and low-maintenance first impression. To the rear, a beautifully paved yard offers a private and inviting outdoor space, perfect for enjoying the warmer evenings or entertaining. The yard is securely enclosed by brick walls and benefits from a gated access point leading to the rear alleyway, adding both convenience and security. There is on street parking available to the front of the property on a first come, first served basis.

## 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. Title number: LA623030

## Council Tax Band

This home is Band A under Lancaster City Council.

## Viewings

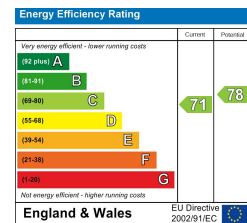
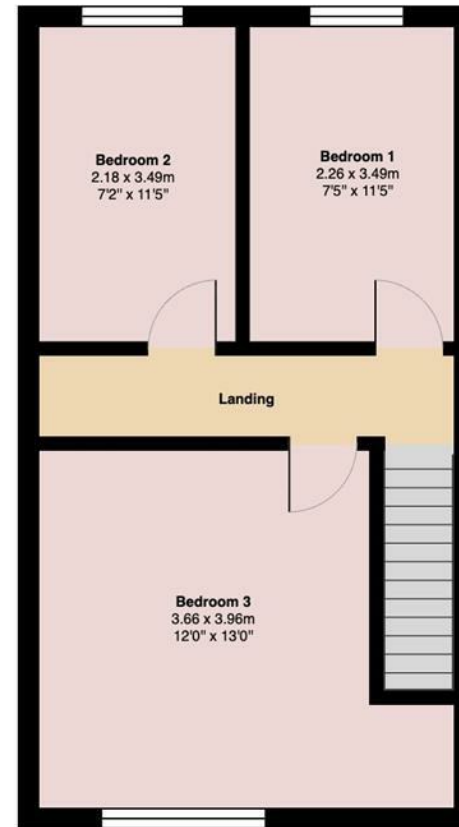
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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