



**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

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**£275,000**

# Get to know the property

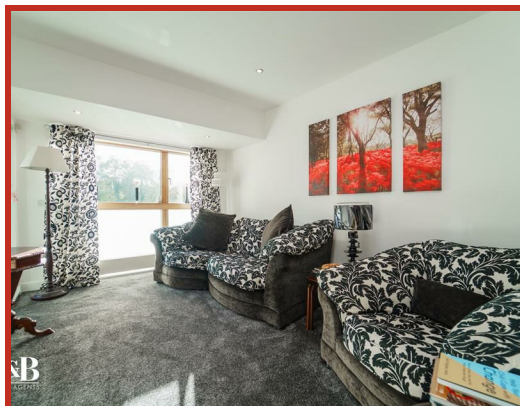


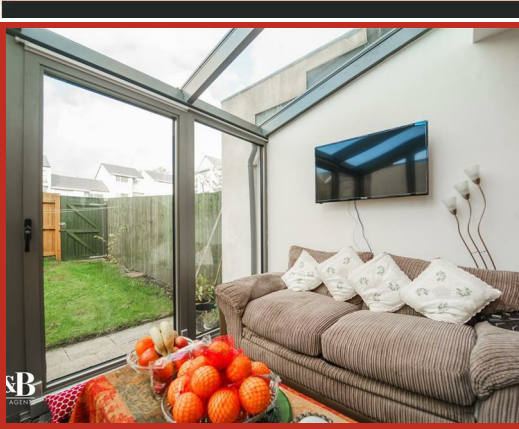
Nestled in the charming area of Mill Lane, Halton, Lancaster, this attractive townhouse presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The ground 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.





### **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**

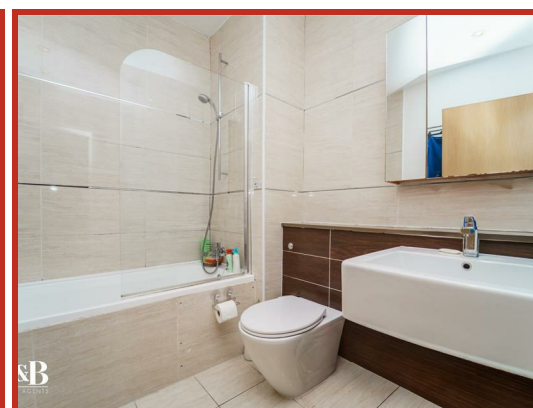
Hardwood double glazed window, integrated wardrobe.

### **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.



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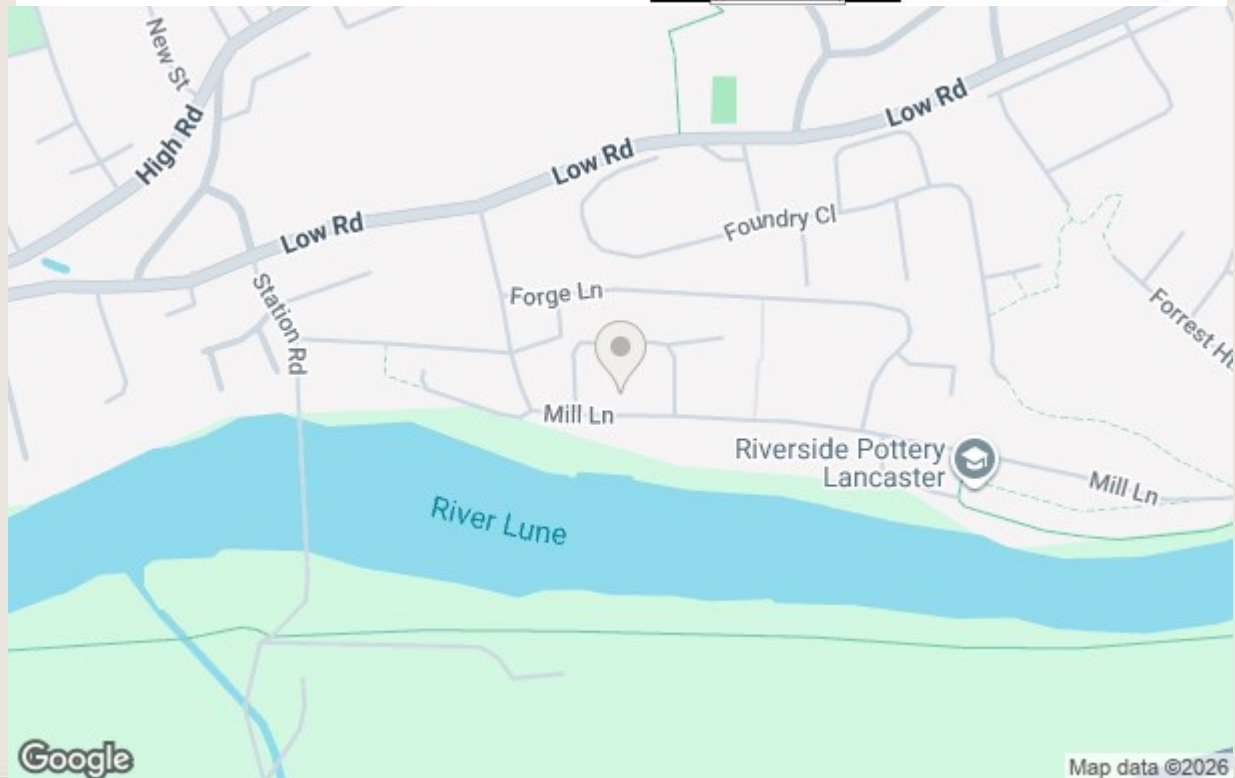
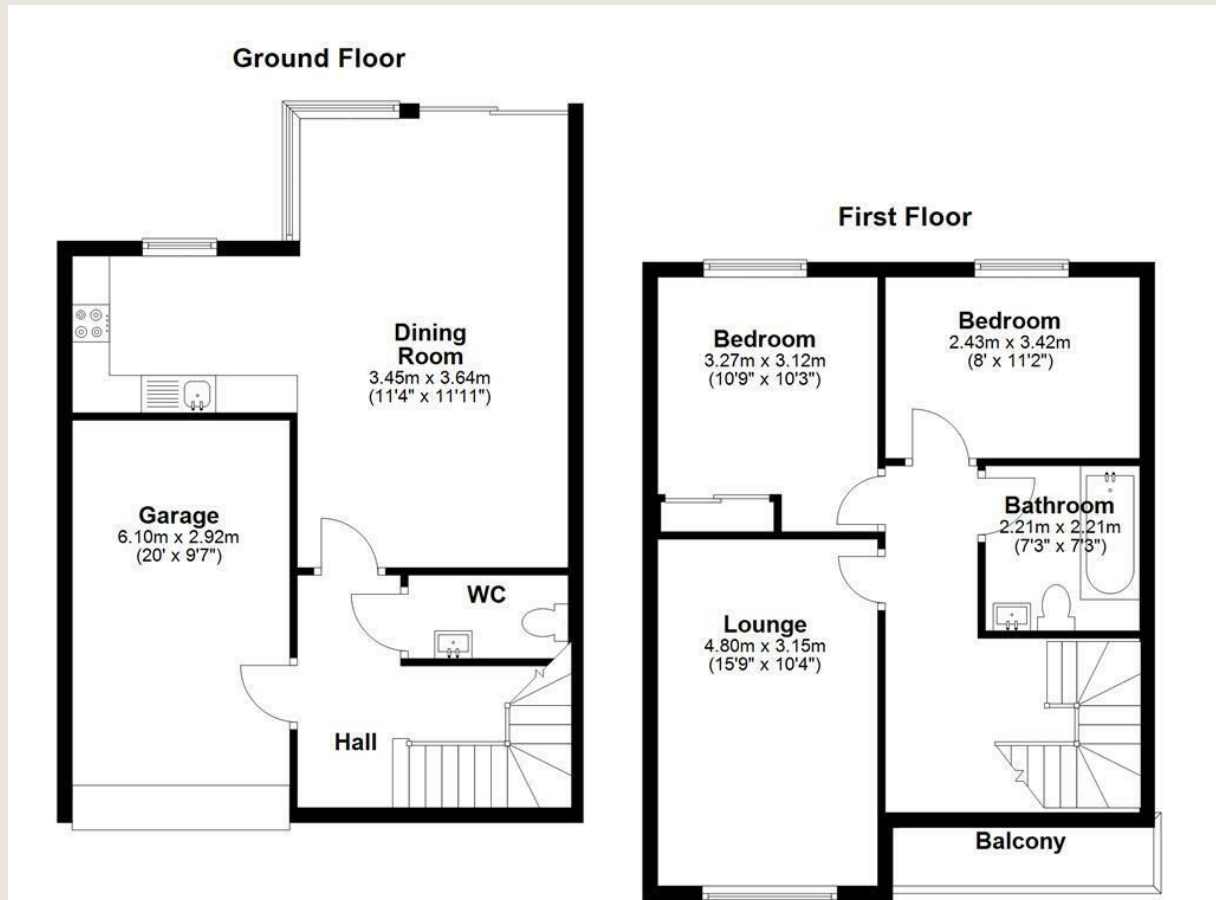
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# Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>71</b>	<b>77</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(61-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC