



Halton

£285,000

21 Beech Road, Halton, Lancaster, LA2 6QQ

Situated in the sought-after village of Halton, 21 Beech Road is a welcoming home offering flexible and well-balanced living spaces. The property features a cosy living room, a separate dining room overlooking the garden, a modern kitchen that flows into a bright sun room, and a convenient ground floor bathroom. Upstairs are two generous double bedrooms, while outside there is a private rear garden, off-road parking, and a garage. Altogether, this is a comfortable and inviting home that is easy to settle into, making it an ideal choice for families and professionals alike.

Quick Overview

Welcoming home in the popular village of Halton
 Three Double Bedrooms
 Three Reception Rooms
 Modern kitchen opening into a bright sun room
 Flexible and well-balanced living accommodation
 Private and enclosed rear garden
 Off-road parking and a garage
 Convenient access to Lancaster city centre
 Well placed for everyday amenities and services
 Ultrafast Broadband Available*



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Ultrafast
Broadband



Garage And
Driveway

Property Reference: C2603



Living Room



Dining Room



Kitchen



Sun Room

Nestled within the ever-popular village of Halton, 21 Beech Road offers a delightful blend of village living and convenient access to the historic city of Lancaster. Halton is well regarded for its strong community feel and excellent local amenities, including a village shop, doctors' surgery, and primary school, all within easy reach, making this an appealing home for families and professionals alike.

Approached from the front, the property is set back behind a lawned garden bordered by mature shrubs, providing an attractive first impression. Off-road parking is available to the front, with steps leading up to a uPVC front door that opens into a welcoming entrance hallway. From here, stairs rise to the first floor, creating a natural flow through the home.

To the right-hand side of the hallway, at the front of the property, is Bedroom Three, a comfortable double room enjoying a pleasant outlook. To the rear is a well-proportioned dining room, a bright and inviting space that overlooks the rear garden and is ideal for family meals and entertaining. The ground floor also benefits from a modern bathroom, fitted with a double shower enclosure, vanity wash basin, and WC, finished to provide both style and practicality.

To the left of the hallway is the spacious living room, a warm and welcoming space centred around a gas fire with an attractive wooden mantel, creating a cosy atmosphere for relaxing evenings. Leading seamlessly from the living room is the kitchen, which is fitted with a range of contemporary wall and base units in a stylish green finish, complemented by coordinating work surfaces and a breakfast bar. The kitchen is equipped with a four-ring gas hob, one and a half bowl sink with drainer, and provides space for a fridge freezer, along with plumbing for a washing machine.

Steps from the kitchen lead down to a charming sun room, a light filled space that offers a perfect spot to unwind and enjoy views of the garden, particularly during the warmer summer months.

The first floor comprises two generous double bedrooms, both benefiting from useful storage. Bedroom One is enhanced by built-in eaves storage, maximising space and functionality.

Externally, the rear garden is fully enclosed and thoughtfully arranged, featuring a raised seating area directly off the sun room, ideal for outdoor dining-leading down to a lawned garden. To the side of the property, accessed from the driveway, is a garage providing additional storage or parking.

Overall, 21 Beech Road is a charming and versatile home, offering spacious accommodation, attractive outdoor spaces, and a highly desirable village location with excellent access to Lancaster and local amenities.



Living Room



Kitchen



Bathroom



Bedroom Three



Landing



Bedroom One

Accommodation (with approximate dimensions)

Living Room 11' 6" x 16' 3" (3.51m x 4.95m)

Kitchen 9' 9" x 16' 10" (2.97m x 5.13m)

Sun Room 7' 1" x 13' 3" (2.16m x 4.04m)

Dining Room 10' 0" x 12' 6" (3.05m x 3.81m)

Bedroom Three 8' 4" x 12' 11" (2.54m x 3.94m)

Bedroom One 11' 4" x 11' 10" (3.45m x 3.61m)

Bedroom Two 11' 6" x 14' 1" (3.51m x 4.29m)

Garage 7' 5" x 15' 2" (2.26m x 4.62m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council- Band C.

Services Mains gas, water, electricity and drainage.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions Leave Carnforth on A6 Lancaster Road and follow the road into and through Bolton Le Sands heading towards Slyne. On entering the village take the first left onto Bottomdale Road then travel straight across at the crossroads. Take the 1st exit at the mini roundabout onto High Road and follow the road for a short while, turn left on to Arrow Lane and then left again onto Beech Road and no 21 can be found on the left hand side located by our for sale sign

What3Words ///musical.invoices.searching

Viewings Strictly by appointment with Hackney & Leigh.

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Bedroom Two



Bedroom One



Garden



Ordnance Survey 01255764

Request a Viewing Online or Call 01524 737727

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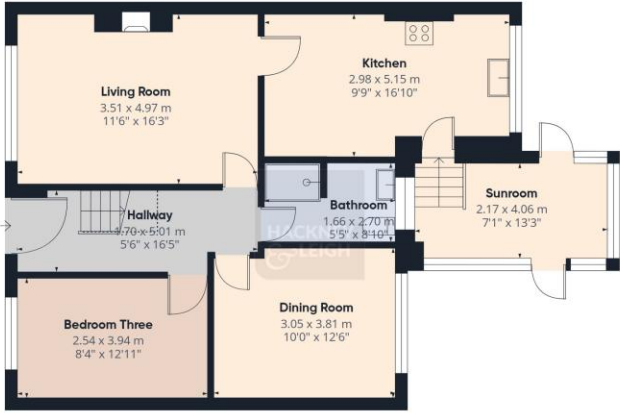


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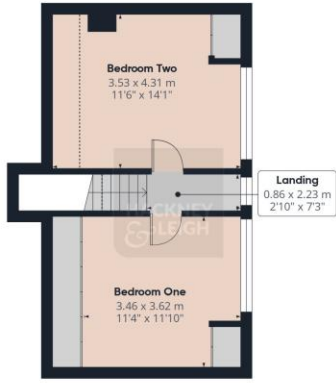


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m
 116.6 m²
 1256 ft²

Reduced headroom
 3.4 m²
 36 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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