





Inside The Home

Entering this spacious home, the ground floor features a comfortable double bedroom and a bathroom, making it particularly appealing for those looking for convenient single-level living or accommodation for guests or family members.

Two spacious reception rooms, comprising a welcoming Living Room and a separate Dining/Sitting Room, provide ample space for relaxing, entertaining and family life, with the separate dining/sitting area offering additional flexibility. The property also benefits from a large Kitchen and separate Utility Room, providing excellent practical space for everyday living and storage. Fitted with a range of wall and base units with complementary worktops over and integrated appliances which include a four ring electric hob, an oven, plumbing for a dishwasher and washing machine, as well as space for a fridge freezer. UPVC double glazed French doors provide access to a rear enclosed garden, whilst a handy store room houses a gas central heating boiler, and provides additional storage.

To the first floor, two further double bedrooms can be found with a separate shower room servicing both rooms.

The property has also benefited from a number of improvements over the years. Both bathrooms were replaced in 2014, with new UPVC double glazing being installed in 2014. The Kitchen roof was re-fibreglassed in 2015, providing a durable and low-maintenance finish. The boiler was replaced approximately 10 years ago and has been serviced annually, offering reassurance that the heating system has been regularly maintained. This property presents an excellent opportunity to acquire a spacious and adaptable home.

Let's Take A Closer Look At The Area

Located in the Lune Valley village of Halton, this vibrant area has an excellent range of amenities including a highly regarded primary school and access to high schools including both the local Grammar Schools. A local doctor's surgery and pharmacy can also be found as well as local shops and a superb community centre, all within walking distance. The nearby Bay Gateway provides almost instant access to the M6 motorway whilst the local bus services provide excellent

access to surrounding towns and further a field. For those who love to embrace nature, the idyllic River Lune sits to the west, providing some of the best beauty spots and walks on the villages doorstep.

Let's Step Outside

Externally, the property benefits from low maintenance front and rear gardens. to the front of the home, a large tarmac driveway, provides off road parking for atleast two cars, with a decorative quarry stone raised planted border. The driveway proceeds to the side of the home and leads to a detached Garage, providing valuable additional storage and parking potential. To the rear, a larger paved garden can be found, safely secured by wooden fencing, ideal for allowing little ones to run and play. With ample space for alfresco dining and further planted borders.

Services

The property is fitted with a modern gas central heating boiler installed in 2015, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA840766.

Council Tax

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.







Total Area: 115.3 m² ... 1241 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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