





Inside The Home

Entered via a communal Entrance Hall servicing two other properties, this bright and spacious home creates the ideal space for both relaxing and entertaining, whilst showcasing a stunning outlook. With an open plan Living, Dining Kitchen, this home is furnished with all modern comforts. Equipped with a recently installed Kitchen comprising a range of wall and base units, with complementary work surfaces and integrated appliances which include a two ring induction hob, as well as plumbing for a washing machine and space for a fridge. Oak wooden internal doors and a modern gas central heating boiler can also be found, adding to the overall charm of this incredible home.

A generous double Bedroom, fitted with an air-purifying ventilation system, provides a comfortable and healthy sleeping environment, as well as a recently installed rear door with pocket window, providing easy access to the rear. Completing the accommodation, a modern Shower Room and a separate WC can be found, offering both practicality and convenience.

Offered to the market with No Chain, this home provides an excellent opportunity for low maintenance living in a highly convenient location.

Let's Take A Closer Look At The Area

Located on the edge of the Lune Valley, Halton is vibrant village with an excellent range of amenities including a superb community centre, a local convenience store, pub and social club, as well as a doctors surgery and pharmacy, 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 close by, providing some of the best beauty spots and walks on the villages doorstep. For those who enjoy history, Halton's Motte and Bailey Castle, believed to have been built around 1092, sits less than a 5 minute walk away and beautifully showcases this villages rich historic past.

Let's Step Outside

Externally to the front, a well-maintained communal lawn provides spectacular countryside views, towards the Area of Outstanding Natural Beauty, known as the Forest of Bowland. With Clougha Pike standing proud on the horizon, enjoy the ever changing landscapes from the comfort of your own home. To the rear the property enjoys a private courtyard ideal for enjoying a morning coffee, and benefitting from communal parking for one and a private garage, providing valuable storage and further parking.

Services

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

Tenure

The property is Leasehold, held on a balance of 999 years from 1st October 1984. With a peppercorn Ground rent and an monthly Service charge of £79 which covers general maintenance of communal areas including gardening and building insurance. Title number: LA691111.

Council Tax Band

This home is Band A 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: 49.3 m² ... 531 ft²

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		
England & Wales	69	73

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