



**R&B**  
ESTATE AGENTS

29 Arrow Lane, Halton, Lancaster,  
LA2 6QP

29, Arrow Lane, Halton, Lancaster

# The property at a glance 2 1 1

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Gardens To Front & Rear
- Driveway & Garage
- Sought After Location
- Tenure: Freehold
- Property Banding: D
- EPC: TBC
- Offered With No Chain Delay!

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**Offers Over  
£240,000**

# Get to know the property



Nestled in the desirable area of Arrow Lane, Halton, Lancaster, this charming detached bungalow offers a perfect blend of comfort and convenience. The property is situated on a sought-after corner plot, providing both privacy and ample outdoor space.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The functional kitchen is well-equipped, making it a delightful space for culinary pursuits. This bungalow features two spacious bedrooms, providing a peaceful retreat for rest and relaxation. The four-piece bathroom suite is thoughtfully designed, offering both style and practicality.

In addition to its appealing interior, the property boasts off-street parking and a garage, ensuring that your vehicles are secure and easily accessible. This feature is particularly valuable in a location where parking can often be a challenge.

With its excellent location and well-appointed living spaces, this bungalow presents a wonderful opportunity for those seeking a comfortable home in a tranquil setting. Whether you are looking to downsize or simply desire a peaceful abode, this property is sure to meet your needs. Do not miss the chance to make this delightful bungalow your new home.

In association to Rapid Sale.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.

\*Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will car





### **Entrance Hall**

Smoke alarm, loft access, central heating radiator, laminate flooring, doors leading to reception room, bedrooms one and two, bathroom, UPVC double glazed door.

### **Reception Room 1**

UPVC double glazed window, central heating radiator, coving, fireplace with marble surround and half laminate floor open to reception room two.

### **Reception Room 2**

UPVC double glazed window, central heating radiator, coving, smoke alarm, laminate floor, wood single glazed frosted door leading to kitchen.

### **Kitchen**

UPVC double glazed window, six x spot lights, coving, tiled splash back, range of wall and base units, wood affect laminate worktops, four ring electric hob, double high-rise electric oven, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge, plinth heater concealed Worcestershire combination boiler, UPVC double glazed frosted door leading to rear, laminate floor.

### **Bathroom**

UPVC double glazed frosted window, central heating radiator, half tiled walls, direct feed single shower cubicle, dual flush WC, pedestal sink with mixer tap, panelled bath with mixer tap, lino floor.

### **Bedroom 1**

UPVC double glazed window, central heating radiator, built-in sliding door mirrored wardrobe.

### **Bedroom 2**

UPVC double glazed window, central heating radiator.

### **Front Garden**

Flagged mature shrubs, tarmac pathway leading to front door.

### **Rear Garden**

Mature shrubs, tarmac driveway leading to garage, flagged patio.



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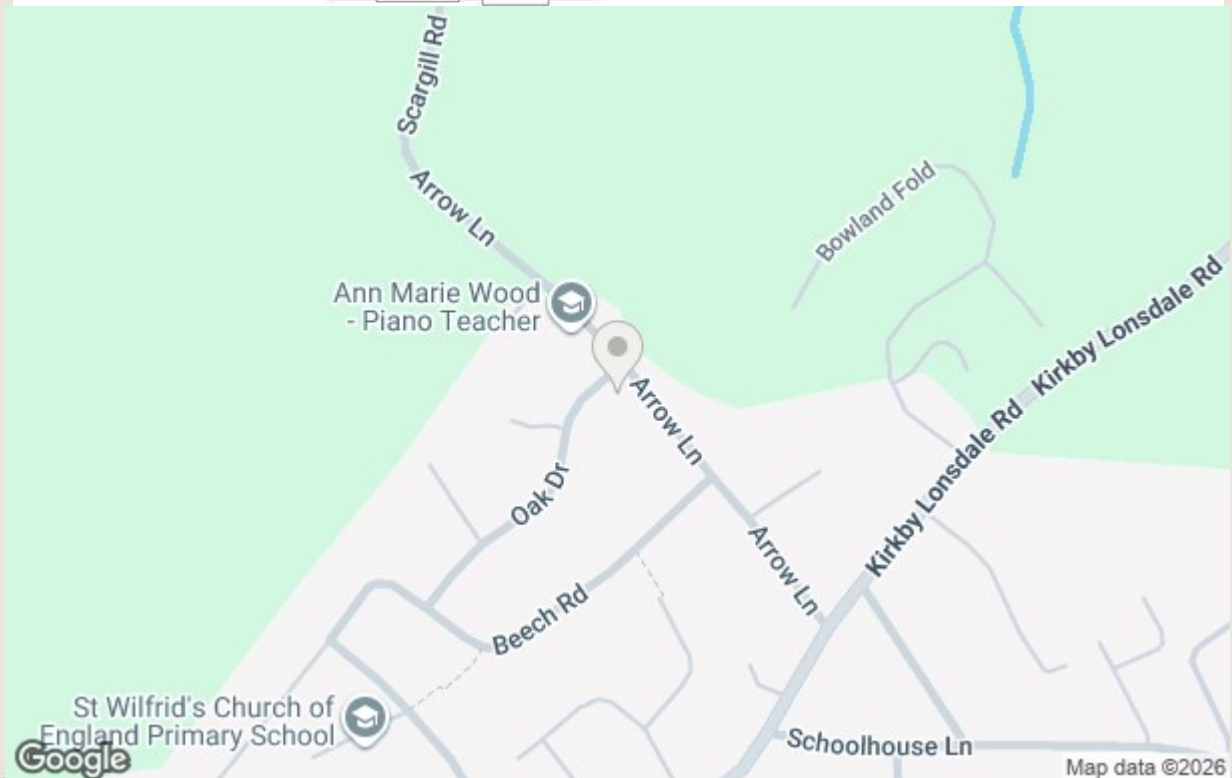
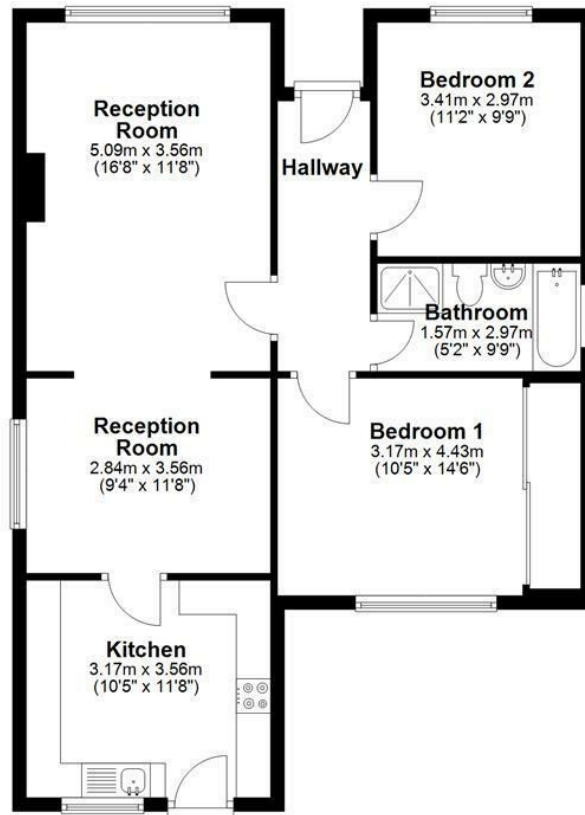
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# Take a nosey round

## Ground Floor

Approx. 76.3 sq. metres (821.3 sq. feet)



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	