



## Halton

£275,000

39 St Wilfrids Park, Halton, Lancaster, LA2 6PN

Ideal for modernisation and extension, this generous three-bedroom semi-detached house occupies a substantial plot on St Wilfrid's Park in Halton.

Offered with no onward chain, it presents a superb opportunity for families and investors alike. Conveniently located near village amenities, schools, and the M6 link, this home offers both comfort and accessibility. Don't miss out—arrange a viewing today!

### Quick Overview

- Three-bedroom semi-detached home
- Potential to extend (subject to planning)
- Generous open-plan living/dining room
- Walking distance to shops and primary school
- Generous plot and Workshop
- Detached Garage and Off Road Parking
- Offered with no onward chain
- Excellent local amenities
- Quiet, family-friendly cul-de-sac
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband\*



Garage & Parking

Property Reference: C2521





Living Room



Living Room



Kitchen



Bedroom One

Set within walking distance of Halton's village pub, shop, primary school and community centre, the property also benefits from quick access to the new M6 link road. Just a short drive away, Lancaster city centre offers excellent schools, highly regarded universities and a wide range of shops, bars and restaurants.

Step through the front door into a welcoming hallway, complete with built-in shelving for coats and boots. An open-plan living/dining room – created by a well-executed rear extension – floods the space with natural light via full-height patio doors overlooking the garden. Adjoining this is the kitchen, fitted with a comprehensive range of wall and base units, complementary worktops, tiled splashbacks, double sink with mixer tap, Neff oven, grill and electric hob, plus plumbing for a washing machine and under-counter fridge.

Upstairs are two generous doubles, bedroom one benefits from built-in wardrobes, while bedroom two offers ample additional storage and a good-sized single bedroom. The shower room completes the accommodation with a modern three-piece suite: shower enclosure, vanity wash basin and low-level WC.

The rear garden features a lawn, established flower beds, a large pond, greenhouse and summer house perfect for families to enjoy. To the side of the property there is also a workshop which houses sauna, shower and toilet. The property also benefits from a detached garage with off-road parking. With a neat lawn to the front complete this impressive plot.

With its substantial garden, potential for extension (subject to planning), this property represents a rare chance to design your perfect family home.

#### Accommodation with approximate dimensions

Entrance Hall 13' 6" x 6' 11" (4.11m x 2.11m)

Living Dining Room 25' 9" x 10' 11" (7.85m x 3.33m)

Sun Room 10' 05" x 7' 09" (3.18m x 2.36m)

Kitchen 11' 11" x 6' 10" (3.63m x 2.08m)

#### First Floor

Bedroom One 13' 7" x 11' 0" (4.14m x 3.35m)

Bedroom Two 12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Three 10' 8" x 6' 11" (3.25m x 2.11m)

#### Shower Room

Workshop 17' 3" x 7' 9" (5.26m x 2.36m)

Garage 19' 2" x 11' 1" (5.84m x 3.38m)



## Property Information

**Council Tax** Band B - Lancaster City Council

**Sevices** Mains gas, electricity, water and drainage.

**Tenure** Freehold (Vacant possession upon completion). Please be advised that the property is not registered and buyer will need to do the registration upon completion which may incur extra cost.

**Directions** Leave Carnforth on 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 and take a left on St Wilfrids Park with number 39 towards the top of the cul de sac.

**What3words** ///sprouted.tactical.discussed

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Bedroom Two



Bedroom Three



Garden



Garden

# St. Wilfrids Park, Halton, Lancaster, LA2

Approximate Area = 1051 sq ft / 97.6 sq m

Garage = 213 sq ft / 19.7 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 1398 sq ft / 129.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1286675

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