



13 St Wilfrid's Park

Halton, Lancaster, LA2 6PN

Guide Price £300,000

13 St Wilfrid's Park

Halton

Situated within an established residential estate with a great sense of openness as it's arranged around a large central green with children's play area, this attractive semi-detached home is an ideal choice for family buyers seeking both space (both inside and out) and a strong community. Beautifully presented throughout, the property offers warm and inviting accommodation over three floors, characterised by a generous use of natural wood finishes. The current owners have thoughtfully updated and improved the home since their purchase in 2007, creating a stylish and comfortable living environment.

The ground floor comprises a welcoming entrance hall with extensive wall-to-wall coat storage, leading through to partially open-plan sitting and dining rooms. These spaces work well together, centred around a homely gas flame-effect fire, making them perfect for both everyday living and entertaining. The kitchen is fitted in a sleek, contemporary style, offering both practicality and modern appeal.

On the first floor, there are two well-proportioned double bedrooms, one benefitting from a full wall of fitted wardrobes, alongside a single bedroom with built-in storage. The family bathroom is attractively appointed, featuring a bath with rainfall shower over, vanity unit, WC and bidet. A space-saving staircase rises to the loft conversion, which provides a generous additional and versatile room served by a shower room with shower, wash basin set on a console unit and WC. There is also excellent storage provision within the under-eaves areas.

Externally, the property continues to impress. The smart front garden has been neatly block paved and is enclosed with pedestrian and vehicular gates, creating a secure environment for children or pets while also providing ample off-street parking. To the rear, the garden is a particular highlight, an unexpectedly large and level lawn, ideal for family use, with two useful stores or workshop spaces at the far end. Between them sits a covered seating area, perfectly suited for outdoor cooking, dining and entertaining.

Furthermore, the generous plot offers clear potential to extend (subject to the necessary permissions), while still retaining a substantial outdoor space.





Location

Halton is a highly desirable satellite village to the city of Lancaster, set within the picturesque Lune Valley and offering an excellent range of amenities, all conveniently within walking distance. The village has a convenience store and a variety of places to eat and socialise such as The Red Door Café, The Greyhound pub, a café at The Centre, the village Social Club and a popular fish and chip takeaway. Everyday services are well catered for, with a doctor's surgery, pharmacy, vehicle repair garage and a children's playground all located within the village. At the heart of the community is The Centre, a vibrant hub offering a community hall, café, playing field and skate park. Halton Mill further enhances village life as a thriving business and arts centre, hosting a range of events and classes throughout the year, while the historic St Wilfrid's Church adds to the village's charm.

For families, there is a well-regarded primary school, St Wilfrid's C of E Primary School, with older pupils travelling into nearby Lancaster, which is renowned for its excellent grammar schools.

Halton is particularly popular with buyers seeking the benefits of village living without compromising on accessibility. The house is ideally positioned just 1.2 miles (southbound) or 1 mile (northbound) from Junction 34 of the M6, making it highly convenient for commuters. Lancaster city centre is c.3.4 miles away, offering a wide range of shopping, dining and leisure facilities, as well as a mainline railway station on the West Coast line and a Park and Ride facility near the motorway junction. The city also provides access to both NHS and private hospitals, along with the universities of Lancaster and Cumbria.

The surrounding Lune Valley offers an exceptional lifestyle, with an abundance of scenic countryside, charming country pubs and riverside walks along the meandering River Lune. On a wider level is the protected National Landscape of the Forest of Bowland and the National Parks of the Yorkshire Dales and Lake District, all easily accessible for day trips.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Directions

what3words curtains.routs.decently
Download the **what3words** App or go online for directions straight to the property.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a British gas combination boiler in the bathroom. 12 solar panels.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk
Full fibre gigabit broadband is currently connected from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Tenure

Freehold

Included in the sale

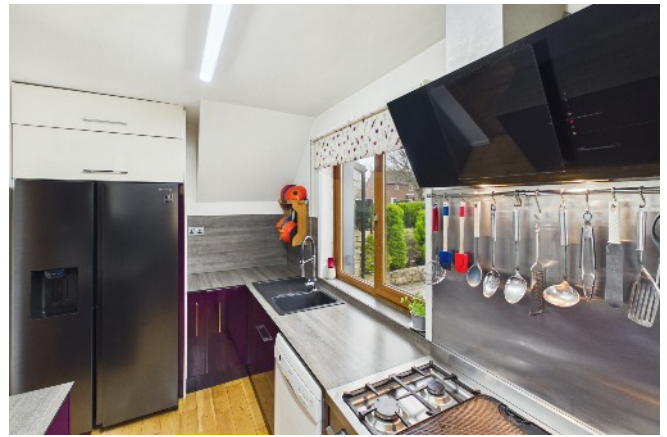
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Bertazzoni range cooker (gas hob, electric oven) with fan above. Available by way of further negotiation are the free-standing Samsung fridge freezer and Bosch dishwasher.

Local Authority charges

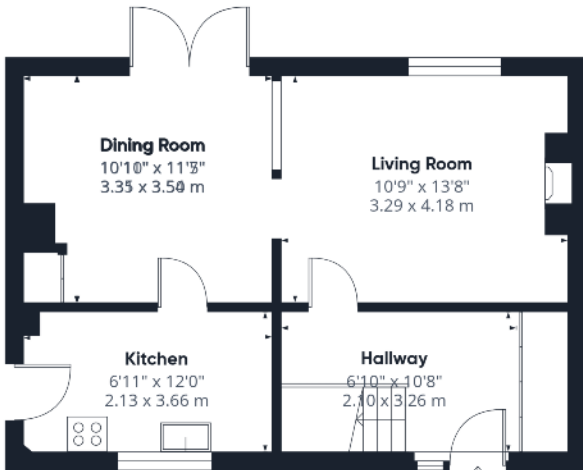
Lancaster City Council – Council Tax band B

Anti Money Laundering Regulations (AML)

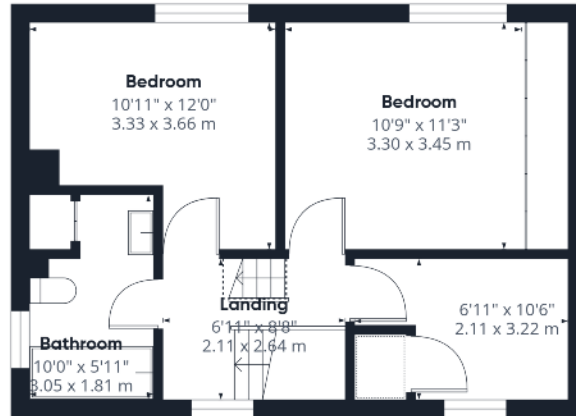
Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.



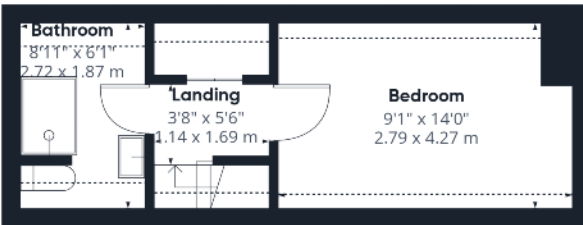




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 1147 ft²
 106.7 m²

Reduced headroom
 36 ft²
 3.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360



Viewing is strictly by appointment with the sole agents. The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

