





Inside The Home

Entered via double, UPVC double glazed doors, this home welcomes you into a small Entrance Vestibule, which proceeds into a generous Entrance Hall. With stairs leading to the lower ground floor and access to the living arrangements. Located to the rear of the property, a beautifully presented Living Room can be found with a large UPVC double glazed window, showcasing open views towards the Forest of Bowland. This room provides the perfect backdrop for cozy nights in and socialising with loved ones. Also located at the rear. An open plan Kitchen Diner can be found, fitted with a range of wall and base units providing ample storage solutions. Integrated appliances include a four ring electric hob, with a double high-rise oven as well as an undercounter fridge, freezer and dishwasher. With generous space for a sizeable dining table, perfect for Sunday roast and a UPVC double glazed door providing access to the rear.

To the front of the property, two double bedrooms can be found including a beautifully presented principal room, with feature wall panelling. The family bathroom completes this floor fitted with a three-piece suite with complementary tiling to suit.

Located on the lower ground floor, a handy inner Hall can be found, currently used as a work from home space and fitted with an understair storage housing a gas central heating boiler. To the left a partially divided room can be found, currently set up as two bedrooms. Originally constructed as a garage space, this beautiful area has been carefully converted to comply with building regulations. With a UPVC double glazed door to the front this provides perfect access out into the garden area. This versatile space could easily be used as a second reception with bedroom to the rear, hobby room or an additional work from home office space for a teenager - The choice is yours. Located off the Hall, access to large Utility Room can be found, with plumbing for a washing machine, space for a tumble dryer and additional space appliances such as a fridge freezer. Access to a large undercroft space can also be found spanning the entirety of this property, with restricted head height.

This beautiful home is perfect for a range of buyers from first

timers, young families and those looking for an easy to manage home, located in a picturesque village location.

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 doctors 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 afield. 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

To the front of the property, a laid to lawn garden can be found with planted borders and secure brick built walling. With a feature monkey puzzle tree, a secure wooden gate provides access to the side and rear of this stunning home. To the rear, a generous tiered garden can be found partially laid with Astroturf for all season use. With raised planted borders including a decorative seating area, a flagged paved patio area perfect for alfresco dining and privacy hedging. There is also right of way access provided from 20 Clougha Avenue, to the rear of this home, with bedroom three was originally built as a garage space. Whilst the rear garden has been sectioned off by the current vendors for additional privacy, this area could easily be returned to its original intention as parking for this home.

Services

The property is fitted with gas central heating system and benefits from mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN186894.

Council Tax

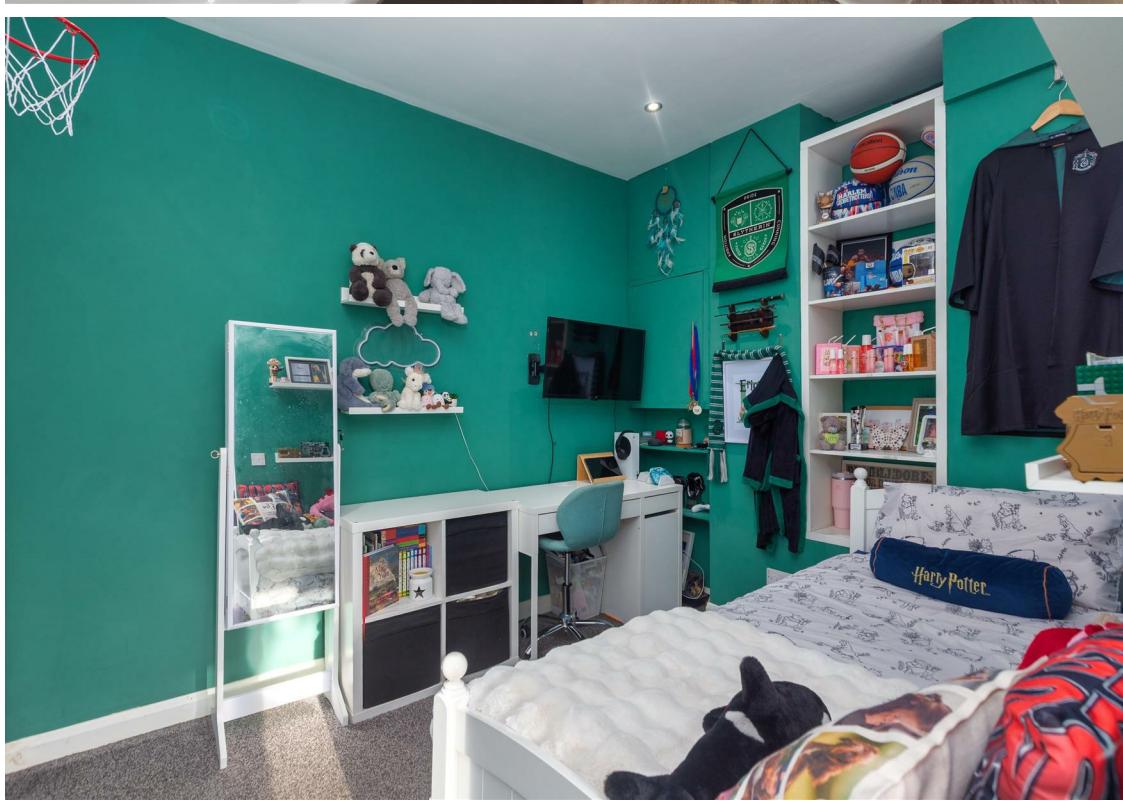
This home is Band B under Lancaster City Council.

Viewings

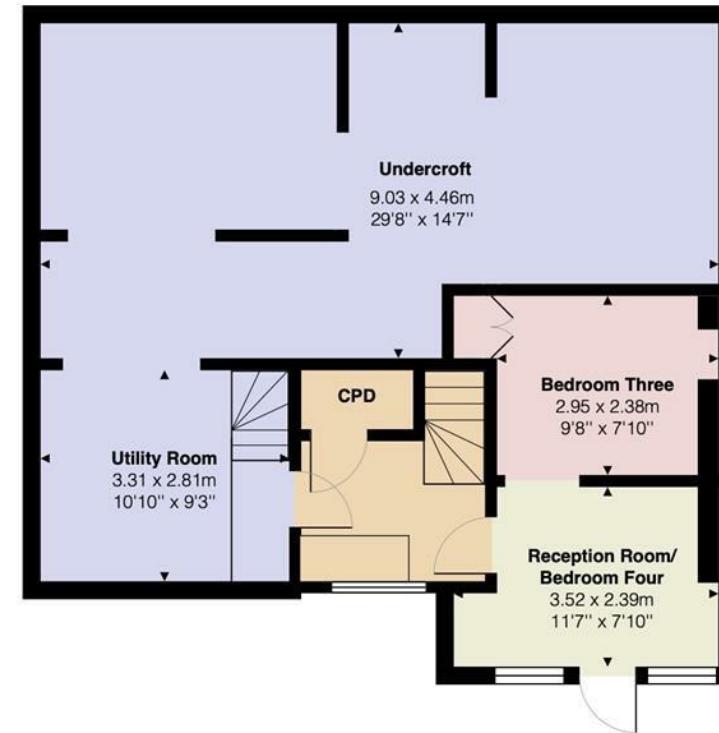
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 149.3 m² ... 1607 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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