





### 3 Clougha Avenue, Halton, Lancaster, Lancashire, LA2 6NP

Boasting a desirable position located at the gateway to Lune Valley, this beautifully presented and extended family home offers ample space for any growing family. This spacious three bedroom semi-detached dormer bungalow has a sizeable open plan Living Dining Room, a handy Utility Room and a separate ground floor WC. Externally, the property boasts a gravel garden to the front, which could be used as extra parking space, along with a private rear garden that offers a small lawn area and a good-sized patio area. The tarmac driveway provides additional off road parking for three cars including a car port, that then extends down to a single garage.

Conveniently located for access to the historic city of Lancaster, Clougha Avenue is well supported by nearby amenities including excellent schooling, highly regarded universities and an array of typical city centre high street shops, bars and restaurants, all within easy reach. Halton itself is also now extremely accessible due to the M6 link road and has a popular village pub, a highly regarded school, a village shop and a superb community centre all on its doorstep. Furthermore, B4RN high speed broadband is connected to the property providing exceptional broadband.



## Ground Floor

### Entrance Porch

A UPVC double glazed porch provides a welcoming entrance to this family home, which leads in to the hallway.

### Entrance Hall

A bright and welcoming hall, fitted with a useful understair storage cupboard, housing a gas central heating boiler. With stairs leading to the floor, laminate flooring, and a radiator.

### Bedroom One

**14'9" x 14'2" (4.5 x 4.33)**

This incredibly large bedroom, has some of the best views towards the Trough of Bowland. With a UPVC double glazed bay window, handy built in storage units and shelving to one of the alcoves, laminate flooring and a radiator.

### Living Dining Room

**11'4" x 21'7" (3.46 x 6.6)**

This incredibly large, light and bright room, provides the perfect heart for this busy family home. With built in storage units providing excellent storage and a UPVC double glazed window overlooking the rear enclosed garden. The room has ample space for a living area and a dining area, which is fitted with laminate flooring with underfloor heating making this area wonderfully cosy.

### Kitchen

**11'10" x 8'7" (3.63 x 2.64)**

Fitted with a range of wall and base units, with a complementary worktop over and a stainless steel sink unit with mixer tap, drainer and unit under cabinet lighting. Integrated appliances include a double high-rise oven, a four ring electric hob with an extractor above, with space for fridge freezer and plumbing for a washing machine. A UPVC double glazed integral window looks into the Utility room whilst a UPVC double glazed door provides access to the driveway.

### Utility Room

**7'6" x 8'6" (max measurement) (2.3 x 2.6 (max measurement))**

Fitted with a handy worktop space, with plumbing for a washing machine beneath. With a UPVC double glazed window and rear entrance door providing access to an enclosed rear garden. With underfloor heating and access to:

## WC

**3'8" x 4'0" (1.12 x 1.24)**

Fitted with a two piece suite comprising a WC and a wash hand basin. With a UPVC double glazed window, a heated towel rail and under floor heating.

## First Floor

Stairs lead from the Entrance Hall to a spacious First Floor. With a handy built in storage cupboard.

### Bedroom Two

**12'6" x 9'4" (max measurement) (3.83 x 2.87 (max measurement))**

A generous double bedroom, fitted with a UVC double glazed window showcasing incredible views towards Clougha Pike and the Trough of Bowland. With built in wardrobes and a radiator.

### Bedroom Three

**11'5" x 8'3" (3.48 x 2.52)**

Completing the double bedrooms, This spacious room has a UPVC double glazed window overlooking the rear garden and a radiator.

## Bathroom

**8'8" x 6'10" (restricted head room) (2.65 x 2.09 (restricted head room))**

Fitted with a three piece suite comprising a WC, wash hand basin and a bath, with a shower over and a tiled surround. With a UPVC double glazed window, a handy built in storage cupboard and a radiator.

## Outside

To the front of the property, a stone chipped garden can be found as well as a tarmac driveway, providing ample off-road parking. This extends down the side of the property and leads to the single garage, covered by a useful car port. The gravelled garden to the front also has potential to be used as extra parking. To the rear, a laid to lawn garden can be found with a useful patio area, perfect for alfresco dining.

## Garage

**18'0" x 8'6" (5.5 x 2.6)**

A single detached garage can be found, with an up and over door, with power and lighting.

## Services

The property is fitted with a gas central heating boiler, and has mains electric, mains water and mains drainage. The property is fitted with B4RN "Broadband for the Rural North" fibre optic broadband, which provides the home with 1000Mbps (1Gbps) of speed. Perfect for a family with many devices or those who work from home.

## Tenure

The property is Freehold.

## Council Tax

This home is Band C 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.

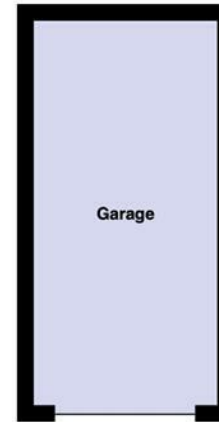












Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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