

Inside The Home

Entered via a UPVC double glazed door, this leads into a bright and spacious Entrance Hall, with stairs leading to the first floor, a handy built in storage cupboard and access to the Living areas of this beautiful home. The Living Room sits to the front of the property, and is centred around a decorative fireplace. A large UPVC double glazed window allows ample natural light to filter into the home. A separate Dining Room provides ample space for a sizeable table, perfect for entertaining friends and loved ones. Completing the ground floor, a newly installed Kitchen can be found, fitted with a range of wall and base units with a complementary worktops over and a range of integrated appliances including a four ring electric hob, with an oven below, plumbing for a washing machine and space for a fridge freezer. A solid wooden door provides easy access to the rear.

To the first floor a handy built in storage can be found, as well as two double Bedrooms, with the master room fitted with a range of built in wardrobes. UPVC double glazed windows showcase rooftop views towards the Forest of Bowland and Lancaster City centre. Completing the first floor, a three piece bathroom suite with tiled walls to complement, as well as access to a loft space, via a handy pull down ladder.

This stunning home has recently undergone extensive works including a full decoration, new carpets and a newly installed Kitchen. Perfect for a range of buyers from first timers, families and those looking for an ideal lock up and leave property, in a quiet and discreet area. This stunning home caters for all.

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 a field. 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 beautiful laid to lawn garden can be found with well established borders and mature shrubs. A stunning block paved driveway can be found, providing off road parking for approximately two cars, which leads to a detached Garage. The garage is fitted with light and power, and houses a modern Gas central heating boiler. To the rear, a low maintenance flag paved garden can be found with raised planted borders and secure wooden fencing. The perfect backdrop for alfresco dining, or simply sitting out on a warm summers day.

Services

The property is fitted with a modern gas central heating boiler and a newly installed consumer unit. This home has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA858846.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

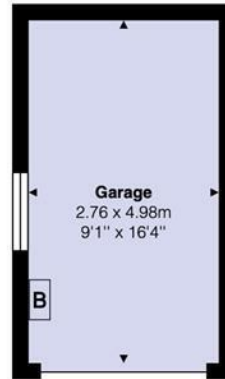
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 100.5 m² ... 1081 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(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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