





Inside The Home

The property is entered via UPVC double glazed double doors, opening into a small Entrance Vestibule which leads through to a spacious Dining Room. This impressive central reception space features a staircase leading to the first floor and provides access to the inner Hallway.

Positioned to the front of the property is a generous Living Room, centred around a feature fireplace, creates an attractive focal point, as well as a warm, inviting atmosphere. To the rear, the Kitchen is fitted with a range of wall and base units with complementary work surfaces, and fitted appliances which include a four ring gas hob, with an oven below and an extractor above, as well as space for a fridge freezer. Beyond this room, a handy Utility Room can be found, fitted with further storage solutions, as well as plumbing for a washing machine and space for a tumble dryer. A large walk in storage cupboard can also be found.

The ground floor accommodation is further served by a generous family bathroom, together with the first of three well-proportioned double bedrooms, offering flexibility for those seeking single-level living, guest accommodation or a home office.

To the first floor, two further double bedrooms can be found, both offering comfortable and versatile accommodation suitable for a variety of lifestyles. A handy WC is also provided as well as many built in storage cupboards and eaves storage - well needed in a family home.

Perfect for a range of buyers, this beautiful blank canvas provides an incredible base to let your imagination run wild.

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

Externally, the property occupies a generous plot with gardens to both the front, sides and rear, providing excellent outdoor space for families, keen gardeners and those who enjoy outdoor entertaining. With a wonderful blend of Laid to lawn gardens, planted borders and mature shrubs. A detached garage and driveway parking for two vehicles add further practicality and convenience.

Services

The property is fitted with a gas central heating boiler and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number:

Council Tax

This home is Band E 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: 139.5 m² ... 1502 ft²

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