





The Location

Located in the heart of the idyllic village of Halton. With its strong sense of community, excellent local amenities and superb transport links, it is the perfect future-proof home for couples, professionals or anyone looking to enjoy village life whilst staying well connected. Halton is a highly sought-after village, celebrated for its welcoming community and wealth of amenities. A community centre, local shops, a café and a traditional pub are all within walking distance, while excellent primary schools make the area appealing for families planning ahead. The River Lune provides riverside walks and outdoor pursuits, and nearby countryside ensures a tranquil backdrop to daily life. Despite its rural charm, Halton is only minutes from Lancaster city centre and the M6 motorway, making commuting effortless.

Let's Look Inside

The property has been updated in recent years by the current owners, with new double glazed windows and doors, a new consumer unit, new carpets and a modern loft hatch, making it move-in ready while still offering scope for personal touches.

On the ground floor, the living room sits at the front of the house, with vibrant floral décor and an open fire creating a welcoming focal point. A double glazed window and front door bring natural light into this cheerful space. To the rear, the well-appointed kitchen features blue painted cabinetry, a practical vinyl floor, a replastered ceiling and a newly carpeted staircase leading upstairs. From here, a small vestibule offers access to the rear garden and the bathroom at the rear of the ground floor. The bathroom is fitted with a bathtub with overhead shower, pedestal sink, low flush toilet and a heated towel rail, completed by tiled flooring and a frosted double glazed window providing natural light from the side aspect.

Upstairs, there are two double bedrooms. The generous front bedroom offers alcove storage space, a double glazed window to the front aspect and access to the loft through a new attic hatch with a fitted ladder. The rear bedroom also accommodates a double bed, with a built-in wardrobe over the stairs housing the serviced boiler, and a newly installed double glazed window with fire escape opening.

Step Outside

The rear yard is an enclosed, private space with stone boundary walls, an outhouse for storage and room for seating or garden furniture. A rear gate provides handy access to the alley behind with a raised planting bed offering a splash of greenery and workspace for avid gardeners.

Tenure

Freehold

Council Tax

Council Tax Band B

Room Sizes

Living Room

12'11" x 11'6" (3.96 x 3.51)

Kitchen

11'6" x 11'2" (3.51 x 3.41)

Vestibule

4'7" x 3'0" (1.42 x 0.93)

Bathroom

6'9" x 5'5" (2.08 x 1.66)

Bedroom 1

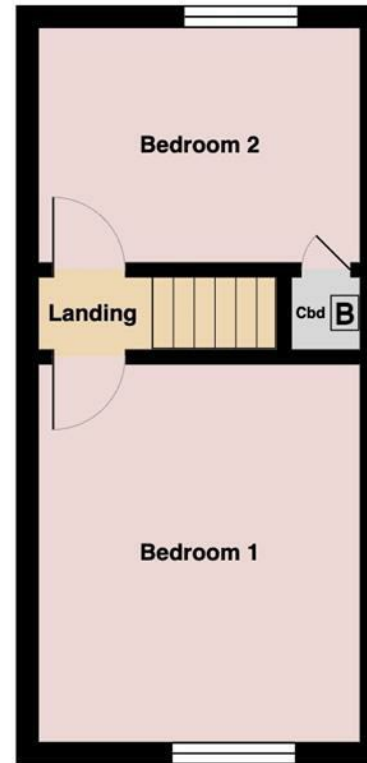
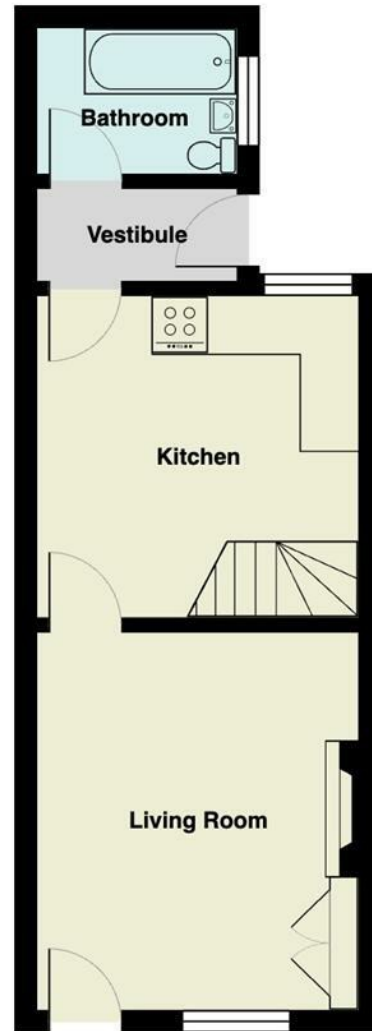
12'11" x 11'6" (3.96 x 3.51)

Bedroom 2

11'6" x 8'3" (3.51 x 2.54)







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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