





## 24 Town End Way, Halton, Lancaster, LA2 6RJ

Boasting a luxurious modern fitted kitchen and located in the desirable Halton Mills development in Halton, is this immaculately presented four bedroom mid-terraced property on Town End Way. Contemporary in design, the stunning family home offers high quality living accommodation spread over three floors, including added features such as integral Neff kitchen appliances and a fully fitted utility room with added storage. Conveniently situated for Lancaster, the property 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 that are all within easy reach. Halton itself is also now extremely accessible due to the recently completed M6 link road and has a popular village pub, a highly regarded school, a village shop and a superb community centre all on it's doorstep.

The internal layout of this superb home briefly comprises on the ground floor of a wide entrance hall, a spectacular open plan kitchen / dining living room complete with modern fitted appliances and breakfast bar, a handy wc and an integral single garage which has been divided up to accommodate the impressive utility area. To the first floor is another brilliant sized lounge complete with balcony, along with a double bedroom and a single bedroom / study. Occupying the second floor is the impressive master bedroom with ensuite shower room and second balcony, another good sized double bedroom and a three piece family bathroom suite. Externally, the aesthetically pleasing home provides a large rear garden with two separate patio areas and astroturf lawn, along with a driveway to the front that allows for off road parking for two cars.



## Ground Floor

Underfloor heating throughout the ground living accommodation, not including the garage / utility.

## Entrance Hall

A welcoming entrance hallway which offers access to the integral garage, utility, WC and to the first floor living accommodation. The hallway comprises of a panel security alarm and a fitted smoke alarm.

## Utility

Fitted units to one side with plumbing for washing machine, sink and drainer unit and lighting. Additional radiator for drying clothes.

## Garage

Up and over door to the front, power and lighting.

## WC

Low flush WC, wash hand basin, tiled floors and walls, radiator and a ceiling light.

## Kitchen / Dining / Living Room

Modern fitted kitchen with a range of base and wall mounted units plus breakfast bar, NEFF integrated appliances including four ring induction hob, double oven and grill, dishwasher, wine fridge and an undercounter sink with drainer unit. Space for large fridge freezer, worktop lighting, ceiling lights and floor to ceiling sliding patio doors leading out to the rear garden.

## First Floor

## Lounge

Well presented lounge with uPVC wooden double glazed window to the front elevation, with access to it's very own balcony. Radiators and ceiling lights.

## Bedroom One

Double bedroom with a wooden uPVC double glazed window to the rear elevation, a double panel radiator and a ceiling light.

## Bedroom Two

Single bedroom with a wooden uPVC double glazed window to the rear elevation, a double panel radiator and a ceiling light.

## Second Floor

## Master Bedroom

Double bedroom with an additional built in wardrobe, a wooden uPVC double glazed window to the front elevation and access to 2nd floor balcony, a double panel radiator and a ceiling light.

## Ensuite

A three piece suite comprising a double shower unit, a low flush WC and a pedestal wash hand basin. Chrome heated towel rail, a shaver point and ceiling spot lights running to an extractor.

## Bedroom Four

Double bedroom with a wooden uPVC double glazed window to the rear elevation, a double panel radiator and a ceiling light.

## Bathroom

A beautiful three piece suite comprising a panel bath with overhead shower, a low flush WC and a pedestal wash hand basin. Chrome heated towel rail, uPVC wooden double glazed window to the rear elevation, ceiling lights.

## External

Large rear garden with flagged patio seating area, raised Astroturf lawn with second patio seating area and raised flower bed. Driveway to the front providing off road parking for two vehicles.

## Additional Information

The property has one of, if not, the biggest garden on the development.

Two parking spaces.

Built in wardrobes in the main bedroom, a separate utility with heating and a high spec kitchen with all extras including under unit lighting.

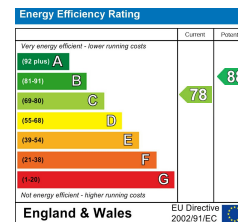
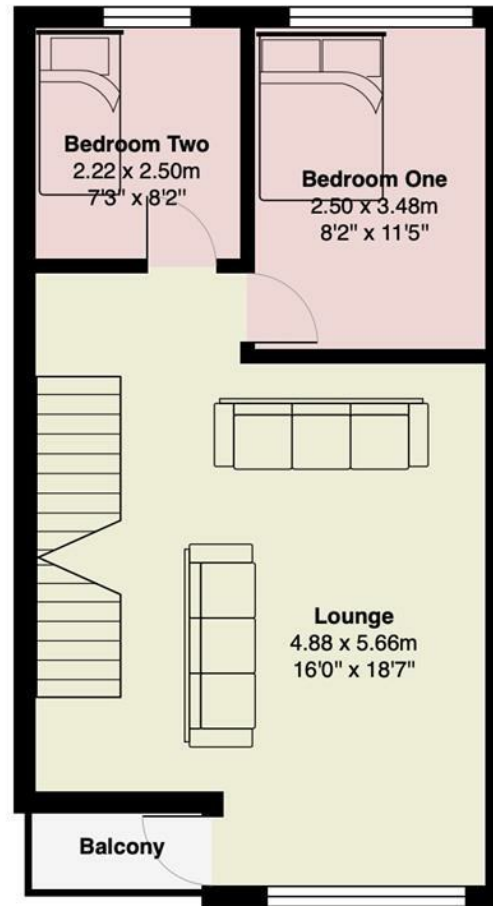
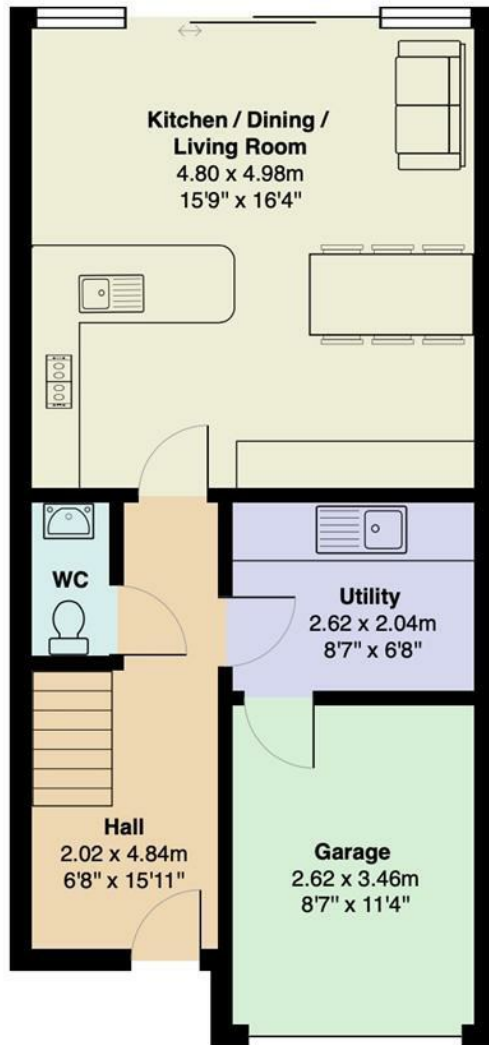












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