

HOUSECLUB
ESTATE AGENCY

108A High Road, Halton, Lancaster, LA2 6PU

£450,000









Inside the home

The property is accessible from the front elevation and opens into a magnificent open plan dining kitchen. The heart of the home boasts wall and base units with quartz work top surfaces, a qooker tap, an inset one and a half bowl sink and drainer, pan drawers, a double oven/microwave a brilliant central island complete with induction hob and recess fan and stylish ceiling spot lights. Beyond that is a very handy utility room with plumbing for a washing machine and space for a dryer and an incorporated, useful ground floor WC. The ground floor is completed by a versatile snug/reception room ideal for cosying up on those cold winter nights. The brilliantly designed first floor offers no less than three double bedrooms, a super sleek four piece family bathroom with a walk-in shower, a low flush WC, a vanity wash hand basin and a panel bath and an additional ensuite shower room off the master suite. Stunning! The home has some intelligently designed storage options including a walk in wardrobe in the master bedroom, a sizeable under stairs storage cupboard downstairs and a part boarded loft space.

Lets look outside

The property has excellent driveway frontage for several vehicles and a beautifully maintained rear garden with decking areas affording uninterrupted views towards Clougha Pike and the Ashton Memorial to the rear of the home. Mostly laid to lawn there are low maintenance crushed stone beds / borders and a larger than average garden shed.

The location

Located in the popular village of Halton on the banks of the imperious River Lune, this wonderful family home sits at the gateway of the stunning Lune Valley. With a plethora of local amenities, including a highly regarded primary school, a doctors' surgery and chemist, a local shop, a range of eateries and pubs, as well as a vibrant community hub, providing a range of activities for the whole family. This home is perfectly situated for both town and country. Lancaster city centre is a 10 minute drive away, with a range of transport options, including Lancaster Train Station on the West Coast Main Line. There is also the Bay Gateway, located approximately 5 minutes away, providing simple access to the M6 motorway, with local buses and the breathtaking countryside within walking distance. The market town of Kirkby Lonsdale is not too far away if you desire a change of scenery and there are many walks and drives in this locality to give you a real sense of being in the country.

Services

The property has electric heating, mains water and mains drainage. The electric heating system is operated by a heat pump, is mobile phone operated and is complemented by a hot and cold air conditioning system and an air circulation system within the property. There is also an EV charging point and B4RN broadband available.

Tenure

The property is Freehold with title number LAN256521.

Council Tax

Band D via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

A band D rating, valid until August 2035. A fully copy is available by contacting our sales office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



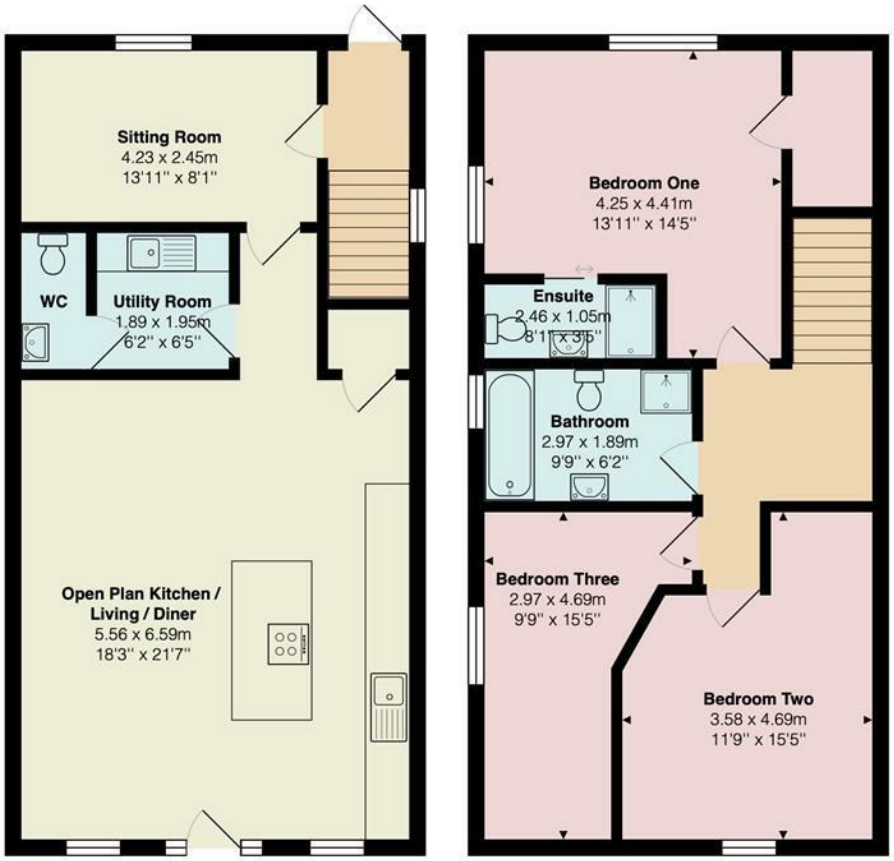




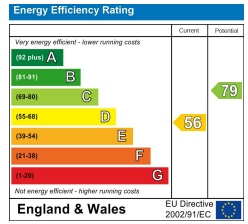

Relax



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Total Area: 125.7 m² ... 1353 ft²



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