



20 Clougha Avenue, Halton, Lancaster, LA2 6NP

A impressively large two bedroom semi-detached bungalow in the vibrant community of Halton. Situated on Clougha Avenue, you couldn't pick a more convenient location, within walking distance of schools, shops, pubs and the community centre, making this the perfect base for busy families and a future-proof home for sociable couples. The Bay Gateway provides easy access to the M6 motorway, and direct links to Lancaster, Morecambe and Heysham, ideal for those who travel for work. You won't be stuck for things to do on your days off either, with spectacular riverside walks and open countryside, all a short distance away.

The property has been modernised by the current owners to create a move in ready home, that you can settle into with ease. A large open plan reception room offers space to dine and entertain, with large windows filling the space with natural light and a wood burner for cosy winter evenings. A well-proportioned, modern kitchen sits at the rear of the house, with external access to the garden and driveway. Two comfortable double bedrooms with stylish statement wallpaper offer welcoming sleeping spaces, serviced by the contemporary bathroom. There's no shortage of storage space with deep built in cupboards in the hallway and a substantial garage and additional undercroft on the lower ground level, bursting with potential for further conversion as nearby neighbours have done.

Externally a large tiered garden with sectioned areas provides space to soak up the sun and enjoy the warmer weather with family and friends, including a patio seating area, artificial lawn and a gravel tier with space for a shed.

This deceptively large property is just waiting for you to add your mark and create your stunning new home. Contact us today to book a viewing!



Ground Floor

Hallway

13'0" x 9'10" (3.97 x 3.00)

A small porch at the front of the home offers a practical space to remove outdoor shoes and clothing, with an easy to clean vinyl floor. It's a bright and inviting entrance to the home with a large double glazed window beside the glass paned UPVC door. An internal door and single glazed window let light through into the central hallway. The hallway features laminate flooring and bright white painted walls, with a central ceiling light above. A double panel radiator sits against the wall with plenty of room for additional storage units to keep the clean, modern feel of the home. Two deep storage cupboards sit beside the entrance to the living room, great for household gadgets, linen and outdoor clothing.

Reception Room

19'0" x 16'7" (5.80 x 5.07)

A well-proportioned open reception room at the rear of the house offers space for dining and entertaining. The living area features a grey carpeted floor with ample space for multiple sofas and display units so you can configure the room to fit your lifestyle. A multi fuel burner sits in the slate hearth with a floating wood mantle above, forming the focal point of the room with alcoves either side for furniture. A double panel radiator sits against the wall by the entrance with a central ceiling light, making it a bright, comfortable space for relaxing with family and friends. A large double glazed window on the front aspect takes in leafy views of the tree lined streets surrounding the property.

The dining area is open to the living room and sectioned with laminate wood flooring to create a divide between the two spaces. There is room for a small family dining table beneath the ceiling light, with a double glazed window on the rear aspect providing light throughout the day. Whether used for dining, a home office or a play area for young children, it's a versatile addition to the main reception room.

Kitchen

11'3" x 10'1" (3.45 x 3.09)

A modern fitted kitchen boasting dual aspect double glazed windows that take into views views of the garden and across

the rooftops to the tree lined streets. Appliances include a four ring gas job with a double oven below, an extractor fan, sink and drainer plus space for a washing machine and a large freestanding American style fridge freezer. Continuing the contemporary monochrome styling, the kitchen features a dark grey tile effect vinyl floor, light grey cabinetry, white laminate work surface and a black subway tile backsplash. A double panel radiator sits beside the entrance with a cupboard housing the Ideal boiler set beside the external door to the rear of the property. A great room for food preparation and storage, with everything you need to manage a busy household.

Bathroom

8'8" x 5'3" (2.65 x 1.61)

A contemporary three piece bathroom sits off the central hallway and service the property. Stylish grey vinyl tile flooring and white tiled walls complement the white suite which includes a pedestal sink, low flush toilet and bathtub with overhead shower. A central light sits on the boarded ceiling with an extractor vent over the shower. A large frosted double glazed window on the side aspect provides plenty of light, making this room a pleasure to get ready in each day.

Bedroom 1

12'0" x 11'10" (3.66 x 3.62)

A large double bedroom at the front of the property boasting a double glazed window which looks out into the garden and provides plenty of natural light. A double panel radiator sits on the wall above the carpeted floor with a fan light mounted on the ceiling. There is ample room for a superking bed, bedside tables, dressing table and freestanding drawers and wardrobes. Stylishly decorated with bright white walls and a statement wallpaper feature wall, it's all set up for a welcoming master bedroom.

Bedroom 2

11'3" x 7'6" (3.45 x 2.29)

A carpeted double bedroom at the front of the property has ample room for a double bed and storage solutions. A large double glazed window takes into views of the garden, a lovely outlook to wake up to each day. With a double panel radiator and central pendant light, it's a bright and welcoming space that can be enjoyed day or night.

Lower Ground

Garage

31'2" x 16'11" (9.51 x 5.18)

A substantial garage space sits beneath the house, with an up and over door from the driveway at the rear. There's an abundance of space for you to tailor to your needs, whether used for vehicles, a home workshop or conversion into additional living space as neighbours have done. The garage is split level, with a raised platform housing a utility area with a sink and worktop. An internal door from the raised area leads through to a large undercroft that runs tot he front of the house, ideal for bulky items and long term storage.

External

Garden

A wraparound tiered garden offers an abundance of space for you to design to suit your needs. A paved patio seating area sits the front of the house, with a low maintenance artificial grass lawn spanning the plot, the perfect place to sit back and soak up the sun. The garden leads down flagged steps to a lower gravel tier which houses a storage shed for keeping gardening equipment and outdoor toys. At the rear of the plot a shared driveway leads to a parking area with room for four vehicles in front of the up and over door into the garage. Stone steps leads up from the parking area to the rear door of the kitchen making it convenient to unload shopping.

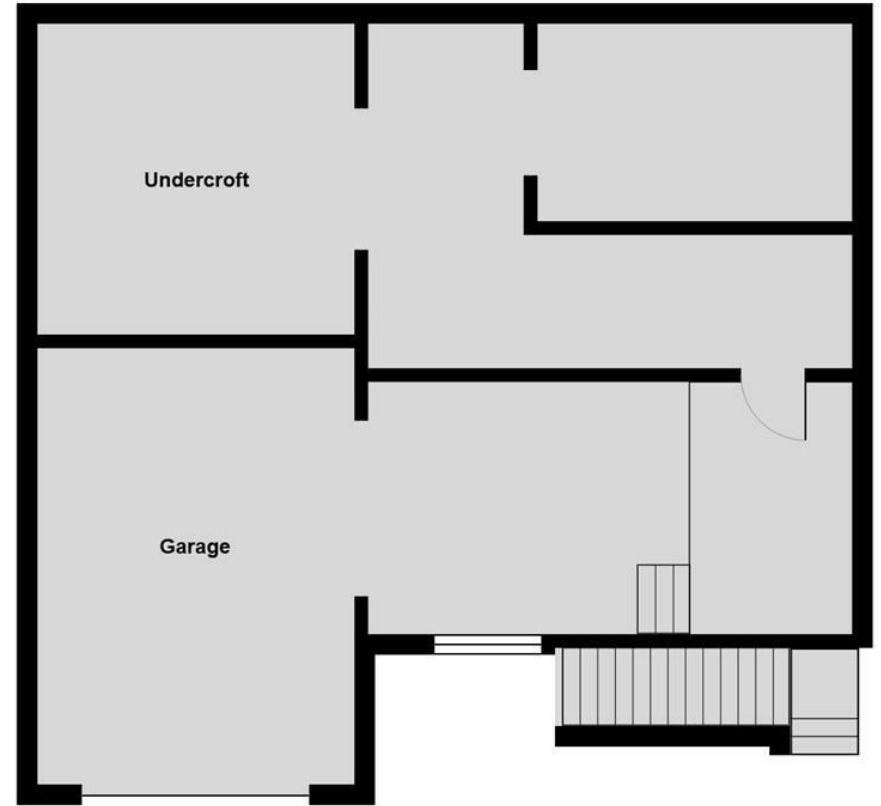
Additional Information

Freehold.

Council Tax Band B.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		74
55-68	D	48	
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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