



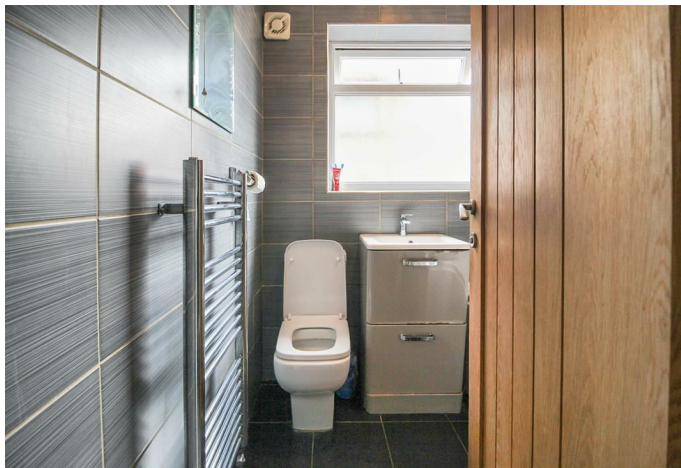
22 Lythe Fell Avenue, Halton, Lancaster, LA2 6NH

A beautifully presented, modern four bedroom property in a convenient location in Halton. With views across to the Trough of Bowland, nearby local shops and excellent transport links to Lancaster, Morecambe and the M6 motorway, this is the ideal hub for busy family life. No Chain.

Recently updated, the house offers a move in ready property with plenty of space to tailor to your needs. A well-proportioned reception room offers space to entertain and relax with friends, serviced by the contemporary bathroom at the centre of the home. Four double bedrooms provide plenty of sleeping space, with the option to turn the fourth into a second reception or hobby room. The upstairs offers space for a home office on the landing with deep eaves storage for bulkier items and long storage. With the roof and boiler replaced in recent years, you can rest assured your transition into your stunning new home will be stress-free and easy.

Externally, the landscaped rear garden boasts two dedicated seating areas to enjoy long summer nights and BBQs with friends and family. A recently rebuilt garage provides a great workshop space, with a four car block paved driveway that runs up the side of the house, ideal for parking larger vehicles such as campervans off-road.

With a sleek modern feel throughout, this well-designed house is just waiting for you to add your touches and create your impressive new home in a beautiful village location. With a real community feel, this house is great for families and young couples, offering a forever home that you can grow into as life progresses.



Hallway

9'8" x 3'4" (2.97 x 1.04)

A small internal porch provides space to take off outdoor clothing and shoes to keep the clean contemporary feel of the home. A well-presented hallway connects the ground floor living spaces and bedrooms, with grey wallpapered walls and a sleek black vertical radiator giving it a modern feel.

Living Room

14'5" x 10'11" (4.41 x 3.33)

A large living room at the front of the property has plenty of space for sofas and entertainment units, providing the perfect reception room to welcome family and friends. A new electric fireplace forms the focal point of the room, with alcoves either side great for storage. A large double glazed window on the front aspect fills the space with light and offers views across the front garden. USB sockets around the room are great for lighting and gadgets, so you can configure the space to fit your lifestyle.

Bathroom

6'0" x 5'6" (1.85 x 1.69)

Located off the central hallway is the well-appointed bathroom. Featuring a low flush toilet, sink with storage and a P-shaped bath with overhead shower it has everything you need for a busy family. A heated towel rail sits beside the door above the tiled floor and tiled walls to the ceiling, creating a contemporary feel. The space is illuminated by a frosted double glazed window on the side aspect with a central ceiling light above for use in the evenings.

Kitchen

12'5" x 9'4" (3.80 x 2.85)

A well-proportioned kitchen at the rear of the property features a four ring electric hob with double oven below, a sink and drainer, integrated fridge, integrated Beko dishwasher and under counter space for a washer dryer. There's plenty of room for food preparation and storage with over and under counter cabinetry on three sides and a large work surface with breakfast bar seating by the entrance. A great space for busy families, a large double glazed window on the side aspect fills the room with light. A door at the rear of the kitchen leads through to the porch behind.

Bedroom 3

12'2" x 10'11" (3.73 x 3.33)

A well-proportioned double bedroom at the rear of the property benefits from a large double glazed window that takes in views of the landscaped rear garden. There is ample space on the laminate floor for a double bed, bedside tables, two freestanding wardrobes and two freestanding drawer units, so you can configure the room to meet your needs. Additional storage space is provided by two understair cupboards with hanging and floor space for clothing and larger items, keeping the clean modern feel of the bedroom.

Bedroom 4

9'9" x 9'3" (2.99 x 2.84)

A good sized double bedroom at the front of the house could also be used as a second reception room if required, currently housing a family dining table and storage units. The warm wood laminate floor and large double glazed window on the front aspect add to the versatility of the space, with a double panel radiator providing warmth.

Landing

10'4" x 9'1" (3.15 x 2.78)

A large carpeted landing sits at the top of the stairs, with ample space beneath the sloped ceiling for a desk or storage units. A Velux skylight sits over the space making it bright and useable, with low level cupboards into the eaves, ideal for storage.

Bedroom 1

18'10" x 8'10" (5.76 x 2.70)

An expansive double bedroom on the first floor benefits from a large double glazed window on the side aspect taking in views over to the Trough of Bowland and filling the space with natural light. There's ample room for a king size bed, bedside table and storage units, with the other half of the room forming a dedicated seating area with corner sofa and entertainment unit. A great sized master bedroom, the plush carpeted floor and double panel radiator make it a warm and welcoming space that you can configure to your lifestyle.

Bedroom 2

10'4" x 9'10" (3.15 x 3.00)

A well-proportioned double bedroom sits off the landing in the

first floor, with a plush grey carpeted floor housing a king size bed, dressing table, freestanding wardrobe and drawer units, so you won't be short of storage. Tastefully decorated with a wallpapered feature wall and double panel radiator, making it an inviting bedroom to relax after a long day. A Velux skylight sits in the sloped ceiling providing daylight, with a central ceiling light for evening use.

Rear Porch

5'10" x 5'6" (1.80 x 1.70)

A bright rear porch at the back of the property boasts tri-aspect double glazed windows, a glass roof and an external door out to the garden. With a ceramic tiled floor and painted walls it's a great space for storing outdoor shoes and clothing, or to add seating a create a sun room to enjoy a coffee in each morning.

Garage

16'7" x 10'5" (5.06 x 3.19)

A detached garage sits to the rear of the house at the end of the block paved driveway. Built three years ago, the garage features an up and over door to the front with a side access door from the garden. A great space for a workshop and storage, or for keeping vehicles safe and secure.

Rear Garden

The landscaped rear garden feels private and well-maintained with a paved Indian flagstone patio and pathway leading to a raised seating area at the rear of the plot, the perfect spot to enjoy the warmer weather and host friends and family. A lawned area separates the two paved patios, with a shale area behind the garage great for BBQs with raised beds offering space for planting.

Exterior

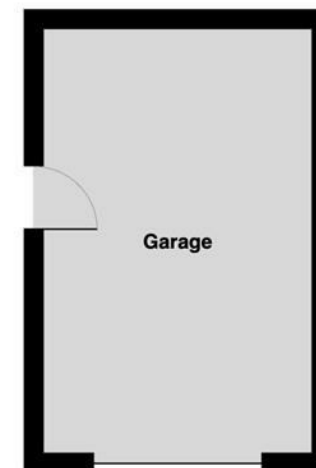
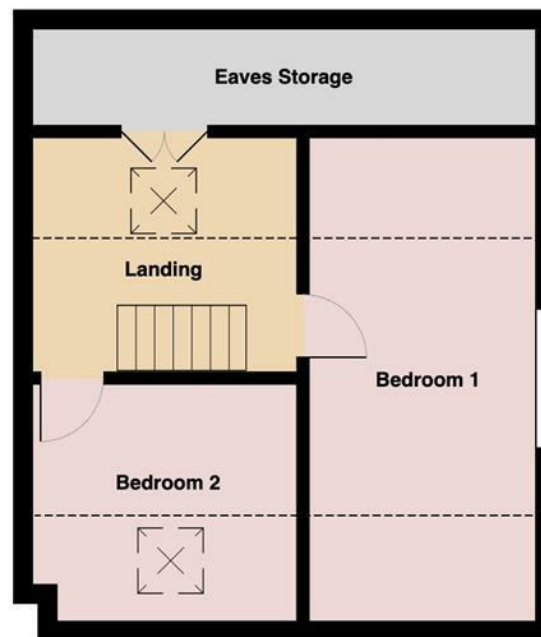
A block paved driveway sits at the front of the house and provides off-road parking for four cars or larger vehicles such as campervans.

Additional Information

Freehold. Council Tax Band C. Roof replaced, internal doors fitted and new boiler installed in the last two years. Sold with no onward chain.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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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