





## Inside The Home

This charming semi-detached property offers beautifully presented and thoughtfully upgraded accommodation, ideal for small families, professionals, or commuters. A generous front porch welcomes you into the property, filling the home with light and seamlessly extending the open-plan lounge. Currently used as a work-from-home space, this versatile area enhances the sense of space and flexibility within the main living room. The open-plan lounge is both cosy and practical, flowing effortlessly into the recently renovated kitchen. Finished to a high modern standard, the kitchen boasts an excellent range of contemporary units, providing ample cupboard and worktop space, and creating a stylish yet functional heart of the home.

To the first floor are two well-proportioned double bedrooms, complemented by a practical landing area housing space for a washing machine and tumble dryer. The bathroom features a three-piece suite with an overhead shower above the bath, finished in a clean and timeless style. From the master bedroom, access is provided to a useful loft room, currently utilised for storage. This space is plaster boarded, floored, and offers excellent additional versatility.

The property has been comprehensively upgraded throughout, including full rewiring, new flooring, and fresh contemporary décor, allowing a purchaser to move straight in and enjoy. The overall finish combines modern comfort with cottage character, creating a bright, welcoming home in a delightful village setting.

## Let's Take A Closer Look At The Area

Located in the popular village of Halton on the banks of the scenic River Lune, this wonderful 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.

## Let's Step Outside

To the front of the property you'll find off street parking for Vehicles just across the road. There is also an extremely spacious garage with additional side door for convenient access. At the rear of the garage through another door there is an additional space, this could be used as a workshop, gym, music studio or man cave. To the rear, the property enjoys a charming tiered garden offering a wonderful outdoor retreat. One section is laid to lawn, while a paved seating area provides the perfect spot for a table and chairs, ideal for relaxing and taking in the open views across Clougha Pike and the surrounding countryside. This peaceful outdoor space is perfect for unwinding, entertaining, or simply enjoying the scenic setting. There is a shared walkway located directly to the rear of the property, providing neighbouring access for bin storage and collection.

## Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LA586574

## Council Tax Band

This home is Band B under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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