



FOR SALE
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Inside The Home

Situated in a sought-after residential location, this beautifully presented four-bedroom end townhouse offers spacious and versatile accommodation set across three floors, making it the ideal family home for modern living. Upon entering through the contemporary composite front door, you are welcomed into a spacious entrance hallway providing access to the integral garage, convenient ground floor WC, and a practical utility room perfectly suited for white goods and additional storage. To the rear of the property is the impressive open-plan kitchen/dining/living space, designed with entertaining in mind. The modern fitted kitchen boasts stylish fixtures and fittings, whilst bi-fold doors open seamlessly onto the rear garden.

The first floor features a stunning lounge complete with a media wall and electric fire, creating a warm and inviting atmosphere. A balcony accessed from the lounge provides an excellent additional seating area and a real upselling feature of the home. The current owners have thoughtfully utilised part of this space as a home office, ideal for remote working. Two further bedrooms are also located on this floor, with one currently being used as an office.

Occupying the top floor is the spacious master bedroom benefitting from fitted wardrobes which maximise storage space, along with access to a private balcony. The master also enjoys a modern en suite shower room. In addition, there is another generously sized double bedroom and a contemporary family bathroom fitted with a stylish three-piece suite and overhead shower.

Externally, the property benefits from an enclosed rear garden and integral garage. Further improvements made by the current owners include loft insulation for enhanced energy efficiency.

This exceptional home perfectly combines style, space, and practicality, offering flexible accommodation ideal for growing families and professionals alike.

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 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.

Let's Step Outside

The property benefits from two off road parking spaces at the front of the property. Externally, the property benefits from an enclosed rear garden and integral garage. The rear garden has been thoughtfully landscaped for low-maintenance living, featuring a paved patio area directly from the bi-fold doors and artificial lawn, ideal for both families and entertaining. The side access has also been transformed into a beautiful seating area complete with a pergola, providing an additional private outdoor space to relax and unwind.

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 Leasehold. Title number: LAN162037. Leasehold term 999 years with 979 years remaining. Ground rent £50 per annum, service charge £132 per annum.

Council Tax Band

This home is Band D under Lancaster City Council.

Viewings

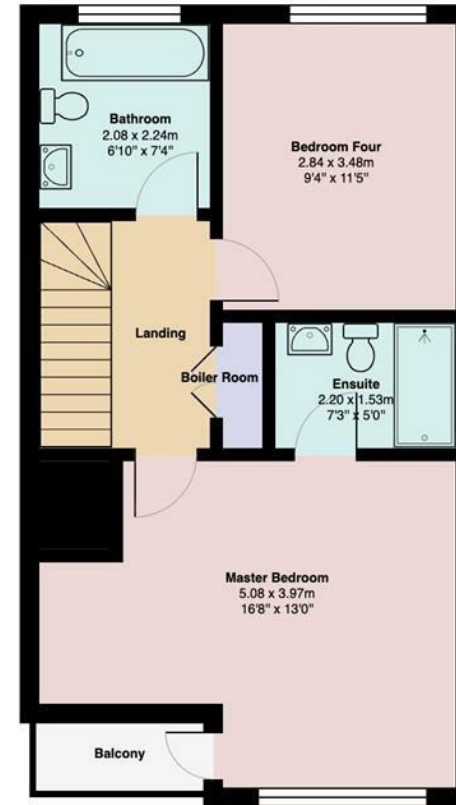
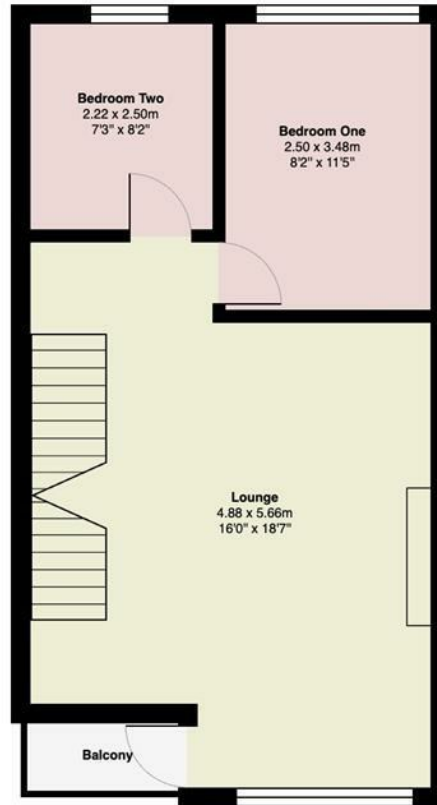
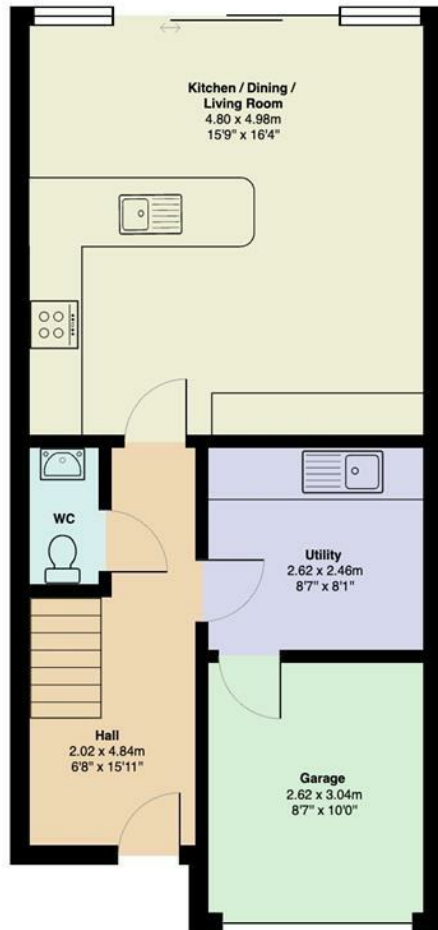
Strictly by appointment via Houseclub Estate Agency.

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 | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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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