

HOUSECLUB
ESTATE AGENCY

47 Halton Road, Lancaster, LA1 2EA

£200,000









Inside The Home

Situated in an elevated position overlooking the picturesque River Lune, this characterful home has been lovingly maintained during its long ownership. Originally built as one spacious home, this property has been extended over the years and currently laid out as three floors of separate living areas, with a handy cellar store below.

As you enter the home, you lead into a welcoming Entrance Vestibule and continue into a spacious Entrance Hall. With stairs leading to the first floor, and access to the ground floor living spaces. The Living Room provides a spacious reception room, perfect for relaxing whilst watching the ever changing scenery of the river from the comfort of your armchair. The Dining Room provides the perfect backdrop for social gatherings and family get togethers, with access out to the rear garden. This leads onto a Breakfast Kitchen, fitted with a range of storage solutions and ample space for appliances. A three piece ground floor modern Bathroom can be found, as well as a rear entrance with plumbing for a washing machine ample space for coat and shoe storage. Access to the rear garden can also be found. Located Centrally in the home, access to a spacious Cellar Room can be found, with handy Store Room.

To the first floor, Three spacious rooms can be found, that can be used as either Reception Rooms or Bedrooms. With a generous Shower Room, a handy Store Room and a Kitchen area. The rear reception room has its own private access via a stairwell located in the rear garden. Views from the front rooms of the home can be enjoyed over the River Lune, providing glimpses of the surrounding Lancashire Countryside.

To the second floor, two versatile spacious rooms can be found, with a generous Kitchen area and views across the surrounding Countryside.

This wonderfully versatile home is a perfect blank canvas for a multitude of buyers, looking for an exciting project, which is more than liveable. With ample scope to create more a larger family home, or enhance what is already is place.

Let's Take A Closer Look At The Area

Halton Road is located in the Skerton area of Lancaster, and is well connected with excellent transport links including the main bus link service, and the M6 motorway a short drive away. Located close to the River Lune, this property has many local walks which showcase fantastic views across the River. Being close to the historic city of Lancaster, there is an array of local shops, eateries and the West Coast mainline train station providing access further afield. With a number of highly regarded primary and secondary schools including both the local grammar schools and two universities, this is the perfect home for those with families.

Let's Step Outside

To the front of the property, an elevated garden can be found, with planted borders and a laid to lawn garden. To the rear, a generous rear garden can be found, with planted borders and ample space to sit out on a warm summers day, in privacy. A detached Garage sits to the rear of the garden, providing off road parking, accessed via both the rear garden and by car on Buller Street.

Services

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

Tenure

The property is Freehold.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

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

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





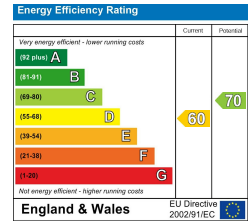








Total Area: 238.4 m² ... 2566 ft²



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