





Inside The Home

Stepping in to this immaculate family home, you enter via a composite door into a light and bright Entrance Hall, with stairs leading to the first floor, a useful built in storage cupboard and stylish herringbone flooring. A generous Living Room can be found, with an exquisite built in media wall with a feature electric fireplace and inset shelving, making this room the perfect place for cosy nights in. The exceptional open plan Living Kitchen Diner provides a remarkable back drop for family get togethers or social gatherings, with Tri-fold doors providing access to the perfect rear garden. With a range of fitted wall and base units with a complementary worktop over and a breakfast island, the kitchen area is fitted with integrated appliances which include two ovens, catering for larger families. With a four ring induction hob and an extractor above, a dishwasher and an integrated fridge freezer. The Utility Room has plumbing for a washer and space for a tumble dryer, as well as a handy ground floor WC. The Garage area has been part converted to create a handy Study Room, perfect for those who work from home. The vendors have retained the front half of the Garage which provides this family home with a well needed storage area for outdoor toys and furniture, which completes the ground floor of this stunning home.

To the first floor, four generous double bedrooms can be found, with the master benefitting from an Ensuite Shower Room and fitted wardrobes. A beautifully presented four-piece bathroom suite can also be found with a separate shower and bath, with complementary tiling.

This property is immaculately presented throughout and provides ample space for a growing family to move straight in and enjoy. This well connected, family orientated village on the outskirts of the City of Lancaster and the breath-taking Lune Valley is certain to be popular.

Let's Take A Closer Look At The Area

Located in the village of Halton, this vibrant area has an excellent range of amenities including a highly regarded primary school, a doctors surgery and chemist, local shops and a superb community centre, all within walking distance. The nearby Bay Gateway provides almost instant access to

the M6 motorway whilst the local bus services provide excellent access to surrounding towns and further afield. For those who love to embrace nature, the idyllic River Lune sits to the West, providing some of the best beauty spots and walks on the villages doorstep as well as incredible access to the Lune Valley along the cycle path leading to the Crook O' Lune.

Let's Step Outside

Located on a generous plot on the popular Foundry Close development, to the front of the property, a block paved driveway can be found, providing off road parking for two cars. A separate driveway providing an additional parking space making three car parking spaces in total, with manicured lawns and planted borders, providing access to the front of the home. To the rear, a laid to lawn garden can also be found, with beautifully stocked borders, a large paved patio area with outdoor pizza oven perfect for alfresco dining, and a covered raised decked area. A wonderful area for enjoying a morning coffee on a warm summers day whilst allowing the little ones to run and play in a safe environment.

Services

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

Tenure

The property is Freehold, with an annual maintenance charge of £161 per annum, which covers maintenance of communal areas, road and street lighting. Title number: LAN162838.

Council Tax

This home is Band E 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.







Total Area: 146.6 m² ... 1578 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	84	
(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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