



# HIGH ROAD, HALTON, LANCASTER

## OIRO £359,950

Freehold

**SSTC**

Well-presented 3 bed detached dormer bungalow + nursery/study,  
 Sought after village location, uPVC d/glazed, GCH,  
 Lounge with feature fireplace, conservatory,  
 Kitchen diner, utility, g/floor wet room, 1st floor shower room,  
 2 driveways, double garage, gardens to 3 sides. NO CHAIN.

Well-presented three bedroom detached dormer bungalow plus nursery/study situated in the charming Lune Valley village of Halton with views towards Clougha Pike, well-positioned for access to Lancaster City and the M6 motorway. The village boasts a parade of shops, doctors' surgery, chemist, highly regarded primary school, riverside walks and cycle track. The accommodation is uPVC double glazed throughout, gas central heated from a 'combi' boiler (installed 2022) and briefly comprises: front entrance, vestibule, hallway, lounge with feature fireplace, conservatory, spacious kitchen diner, rear porch/utility, two double bedrooms, wet room/wc, staircase and first floor gallery landing, a further double bedroom with fitted wardrobes, nursery/study and three-piece shower room/wc. Outside the property, there is a lawned front and side garden, two separate driveways providing off-road parking for a number of vehicles, detached double garage and a pleasant rear garden. In summary, this is a larger than average detached bungalow in a highly sought after semi-rural village location and will appeal to a wide range of buyers. Internal viewings are highly recommended and will certainly not disappoint. Sold with NO UPWARD CHAIN.

#### FRONT ENTRANCE

Outside light. uPVC double glazed door with leaded patterned glass leading into:

#### VESTIBULE

Tiled floor. Coat hooks. Open access into:

#### HALLWAY

Central heating radiator. Telephone point. Controls for the central heating system. Ceiling light. Electric power points.

#### LOUNGE 4.48m x 3.77m (14'8" x 12'4")

uPVC double glazed window to the front elevation with views over the Lune Valley and Clougha Pike. Central heating radiator. Feature fireplace with electric fire. TV aerial point. Telephone points. Coving. Ceiling light. Electric power points. Internal double doors leading into:

#### CONSERVATORY 3.47m x 3.15m (11'4" x 10'4")

uPVC double glazed windows and french doors. Polycarbonate roof. Laminate flooring. Fitted vertical blinds. Ceiling light. Electric power points.

#### KITCHEN DINER 4.97m x 3.23m (16'3" x 10'7")

uPVC double glazed windows to the side and rear elevations. Range of fitted furniture comprising base units, wall units, display cabinet and drawers with complementary working surfaces in part to two walls. Inset single bowl sink with mixer tap. Built-in 'Bosch' electric oven, four ring ceramic hood and cooker hood with extractor fan and light. Plumbing and space for dishwasher. Recessed storage area. Part tiled to two walls. Central heating radiator. Ceiling lights. Electric power points. Access into a pantry with shelving, electric meter and consumer unit.

#### REAR PORCH/UTILITY 2.98m x 2.31m (9'9" x 7'6")

uPVC double glazed windows and door. Polycarbonate roof. Tiled floor. Working surface and base units to one wall with plumbing/space for washing machine and tumble dryer. Wall light. Electric power points.

#### BEDROOM ONE 3.93m x 3.49m (12'10" x 11'5")

uPVC double glazed window to the front elevation. Central heating radiator. Coving. Ceiling light. Electric power points.

#### BEDROOM TWO 3.94m x 3.03m (12'11" x 9'11")

uPVC double glazed window with fitted vertical blinds to the rear elevation. Central heating radiator. TV aerial point. Coving. Ceiling light. Electric power points.

#### WET/SHOWER ROOM/WC 2.71m x 2.01m (8'10" x 6'7")

uPVC double glazed window with patterned glass to the side elevation. Wet room shower area with wall mounted 'Mira' electric shower and wall seat, wash hand basin and wc. Fully tiled around the shower and in part to remaining walls. Ceiling light. Extractor fan.

#### STAIRCASE FROM HALLWAY TO FIRST FLOOR

#### GALLERY LANDING/STUDY AREA 4.42m x 2.90m (14'6" x 9'6")

uPVC double glazed window to the front elevation with views over the Lune Valley to Clougha Pike. Access under the eaves for storage. Telephone/internet point. Ceiling light. Electric power points.

#### BEDROOM THREE 4.65m (max) x 4.49m (max) (15'3" x 14'8")

Dual aspect. uPVC double glazed windows to the front and side elevations. Central heating radiator. Built-in wardrobe. Access under the eaves for storage. TV aerial point. Ceiling light. Electric power points.

#### NURSERY/STUDY 1.99m x 2.45m extending to 4.40m (6'6" x 8'3" or 14'5")

Velux double glazed window in the line of the roof slope to the rear elevation. Central heating radiator. Access under the eaves for storage housing the 'Vaillant' gas combination boiler (installed 2022) which fuels the central heating system and provides instant hot water. Ceiling light. Electric power points.

SHOWER ROOM/WC 1.99m x 1.83m (6'6" x 6'0")

Velux double glazed window in the line of the roof slope to the rear elevation. Central heating radiator. Three piece suite in white comprising fully tiled shower cubicle with 'Mira' mains shower, pedestal wash hand basin and wc. Ceiling light. Extractor fan.

## OUTSIDE THE PROPERTY

### FRONT GARDEN

Mainly laid to lawn with flower and shrub borders. Wrought iron gate and pathway leading to the front entrance. Gated access down the side of the property into the rear garden.

### DRIVEWAY 1

Through double timber gates onto the tarmac driveway providing off-road parking for a number of vehicles and leads down the side of the property to the detached garage.

### DETACHED DOUBLE GARAGE 7.88m x 4.95m (25'10" x 16'2")

Outside security light. Accessed via a metal up and over door. Metal side door. Power, light, separate fuse box.

### DRIVEWAY 2

Laid to tarmac providing additional off-road parking for one vehicle.

### REAR GARDEN

Laid to a combination of lawn and paving with raised beds. Fruit trees. Outside cold water tap.

### TENURE Freehold

SERVICES Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band D. Amount payable for the financial year 2024/25 being £2301.58. Please note that this is a verbal enquiry only. We strongly recommend that potential purchasers verify the information direct.

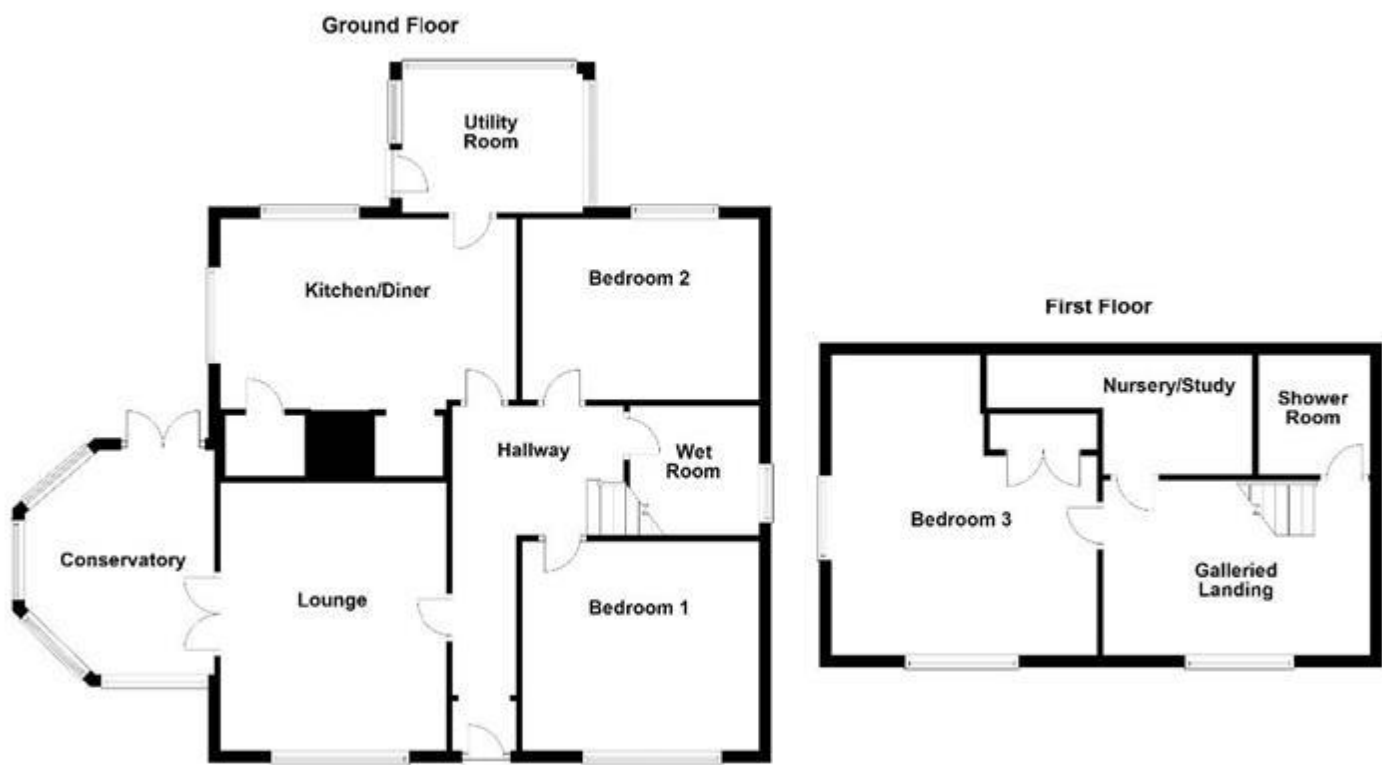
### NOTES External gas meter

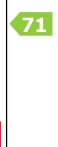

Council Tax Band: D (Lancaster City Council)  
Tenure: Freehold





HIGH ROAD, HALTON, LANCASTER  
OIRO £359,950 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.