



Halton

£280,000

83 High Road, Halton, Lancaster, Lancashire, LA2 6PS

If you are looking for character and charm this fabulous semi-detached cottage located in the popular village of Halton is definitely worth viewing. Once the village post office this property has now been delightfully converted, with spacious living room, two double bedrooms, and two loft rooms. With garden and parking, this property provides a forever home. 83 High Road certainly is a keeper!

Quick Overview

- Fantastic Two Bedroom Cottage
- Two Double Bedrooms & One Bathroom
- Well-Equipped Living Spaces
- Filled with Character and Features
- Cosy & Contemporary Feel
- Off Road Parking & Garden
- Close to Local Amenities
- Easy Access to Transport Links
- Located in the Popular Village of Halton
- Ultrafast 1000 Mbps Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: C2281



Living Room



Living Room



Dining Room



Dining Room

Location

Halton is a hugely popular location within two/three miles of Lancaster city centre and a short walk to the Crook o' Lune along the cycle track. It is a short drive to the Bay Gateway M6 link road and has good amenities including the Community Centre and a popular village pub.

Property Overview

On arrival to this well-presented two bedroom family home, the attention to detail is apparent the moment you step through the door. This property boasts a modern and contemporary feel, with stylish finishes throughout. As you enter the home, you'll be greeted by a light-filled living area, perfect for relaxing or entertaining guests with living, dining room and kitchen on the ground floor and two double bedrooms with family bathroom to the first floor.

Step through the front door into a light and bright entrance hall, featuring wood-effect flooring and a convenient cloakroom with W.C. As you make your way into the living room, you'll immediately notice the dual aspect windows to the front and side, flooding the space with natural light. The room also boasts a lovely fireplace with an electric fire, adding warmth and coziness to the space. The characterful beams and wooden doors give this room a charming and traditional feel.

Following the hallway along, you'll find the dining room providing perfect spot to enjoy meals with family and friends, with a window to the rear. The kitchen has been thoughtfully designed with wall and base units, complementary worktop and one and a half sink with drainer. Integrated appliances include Bosch oven with gas four ring hob and extractor over and a dishwasher. There is also space for a fridge/freezer and washing machine/dryer. The side window brings in natural light, illuminating the space, while the complementary tiled walls and floors make for easy cleaning. A storage cupboard provides ample space for your kitchen essentials, and there is also access to the cellar for additional storage.

Moving up to the first floor landing, you will find two spacious double bedrooms and a family bathroom. The landing also provides stair access to the loft space, providing a great opportunity for converting (subject to planning consents)

The first bedroom is a lovely double room with plenty of space for additional furniture. Dual aspect windows to the front and rear provide plenty of natural light, and the exposed stone wall, traditional fireplace, beams, and wooden latch door add to the room's charm and character. The second bedroom is also a double room with a front aspect window and exposed beams, giving it a cozy and comfortable feel. The wooden latch door adds to the traditional ambience of the room.



Kitchen



Living Room



Bedroom One



Bedroom Two



Bathroom



Bathroom

The family bathroom boasts a 3-piece suite, including a roll top bath and a shower over. The tastefully tiled walls and modern fixtures make this bathroom a relaxing and inviting space, also fitted pedestal sink, W.C and heated ladder towel radiator.

Outside

Surprising outside space with a large, well-maintained lawn that is both private and enclosed, providing a grassed area and gravel with patio, perfect for outdoor dining. The garden is divorced from the property and accessed via a grassed pathway. There is also a spacious garage providing additional storage, and tarmacked driveway for ample off road parking.

Parking A tarmacked driveway offers ample off road parking.

What3words ///suitably.diner.scores

Directions

Leave Carnforth on Lancaster Road and follow the road into and through Bolton Le Sands heading towards Slyne. On entering the village take the first left onto Bottomdale Road then travel straight across at the crossroads. Take the 1st exit at the mini roundabout onto High Road and follow the road for a short while where the property can be located on the left hand side.

Accommodation (with approximate dimensions)

Garage 12' 2" x 7' 9" (3.71m x 2.36m)

Lower Ground Floor

Cellar 10' 8" x 9' 9" (3.25m x 2.97m)

Ground Floor

Entrance Hall

Living Room 13' 9" x 11' 3" (4.19m x 3.43m)

Dining Room 10' 4" x 10' 4" (3.15m x 3.15m)

Kitchen 7' 11" x 7' 5" (2.41m x 2.26m)

First Floor

Bedroom One 19' 5" x 10' 11" (5.92m x 3.33m)

Bedroom Two 12' 2" x 11' 2" (3.71m x 3.4m)

Second Floor

Loft Space 12' 7" x 10' 8" (3.84m x 3.25m)

Loft Space 12' 7" x 10' 9" (3.84m x 3.28m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band C. Lancaster City Council.

Tenure Freehold. Vacant possession upon completion.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office



Bedroom One



Bedroom Two



Garden



Garden

Request a Viewing Online or Call 01524 737727

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



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High Road, Halton, Lancaster, LA2

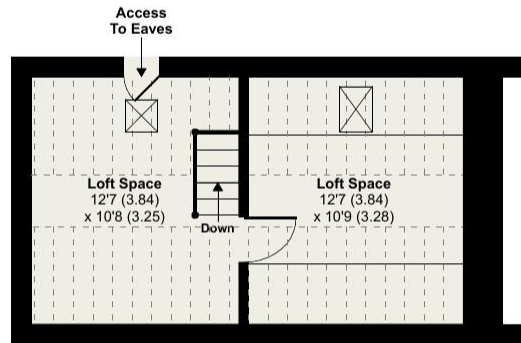
Approximate Area = 1047 sq ft / 97.2 sq m

Limited Use Area(s) = 221 sq ft / 20.5 sq m

Garage = 91 sq ft / 8.4 sq m

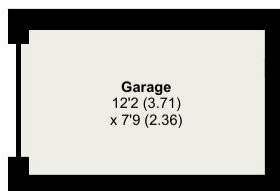
Total = 1359 sq ft / 126.2 sq m

For identification only - Not to scale

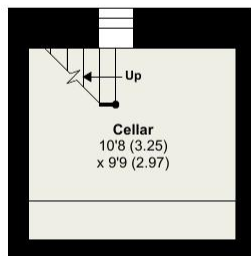


SECOND FLOOR

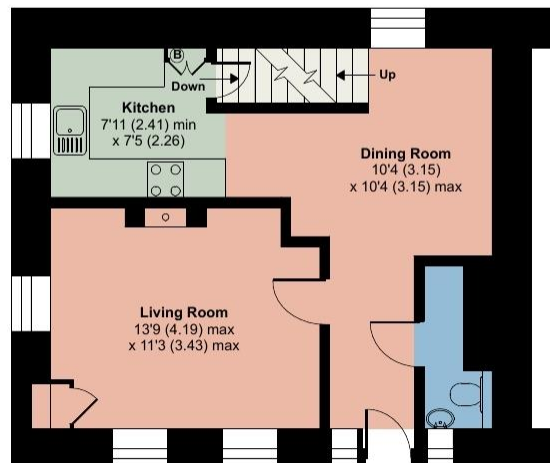
Denotes restricted head height



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2021. Produced for Hackney & Leigh. REF: 806652

A thought from the owners...

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