



## Halton

£275,000

15 Beech Road, Halton, Lancaster, LA2 6QQ

This pretty two bedroom, semi-detached bungalow enjoys a peaceful position within the sought after village of Halton. With local walks, pub and school as well as being within great proximity to transport links and Lancaster City Centre, Halton has plenty on offer for a range of buyers from families to retirees alike.

Enjoying a cosy living room, separate snug and kitchen with open-plan dining area and conservatory, as well as a handy utility and W.C. to the ground floor. Two double bedrooms and family bathroom can be found on the first floor, with gardens front and back and ample off road parking to complete the picture.

### Quick Overview

Pretty Semi-Detached Bungalow  
Two Bedrooms & One Bathroom  
Light & Bright Living Spaces  
Well Presented Throughout  
Front & Rear Garden  
Garage & Off Road Parking  
Popular Village Location  
Close Proximity to Local School  
Close Access to Transport Links  
Ultrafast 1000 Mbps Broadband



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Ultrafast  
Broadband\*



Garage & Off  
Road Parking

Property Reference: C2313





Living Room



Open Plan Dining Space/Conservatory



Open Plan Dining Space/Conservatory



Kitchen

## 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 within easy access of the Bay Gateway M6 link road and the market town of Kirkby Lonsdale is just a 20 minute drive away. With it's own local Primary school and skatepark, along with good amenities including the Community Centre and a popular village pub, Halton's great village location would suit a range of buyers.

## Property Overview

Step through the door into the light and bright entrance hall, providing access into the ground floor living spaces. A handy utility is located to the right, fitted with hooks for hanging coats and housing the Vaillant boiler into that all important downstairs W.C. and wall hung hand wash basin. Follow the hallway into the open plan dining/conservatory space, with wood effect flooring and bursting with light, this room is the perfect place for enjoying meals with friends and family with access into the kitchen.

The kitchen is well fitted with wood effect wall, base and display units, complementary tiling and work tops with one and a half stainless steel sink with drainer. Integrated appliances include a Rangemaster oven with five ring gas hob and extractor over, Hotpoint integrated dishwasher and Bosch integrated fridge. With open hatch into the conservatory, this is a great social space.

Back into the hallway, step into welcoming living room with front aspect window and electric coal effect fire with marble style surround, making it easy to imagine a cosy night in throughout the cooler months. Adjacent to the living room is an additional snug area with the potential to be a playroom or third bedroom, with a window to the front and wooden staircase to the first floor.

Follow the stairs to the first floor landing where you will find the two double bedrooms and family bathroom. Bedroom one is a generous space with fitted wardrobes, whilst bedroom two enjoys space for a double bed and additional bedside furniture. Both enjoy elevated views over the rooftops to the countryside beyond. Finally, the family shower room comprises an enclosed shower with Mira shower over, pedestal sink with W.C. and complementary tiling, with the benefit of a built in storage cupboard into the eaves, perfect for storing cleaning essentials.

What3words [///hidden.structure.hedgehog](https://www.what3words.com/hidden.structure.hedgehog)





Living Room



Kitchen





Bedroom One



Bedroom Two



Snug/Bedroom Three



Bathroom

#### Accommodation (with approximate dimensions)

Utility 4' 11" x 5' 8" (1.5m x 1.73m)

Living Room 18' 2" x 10' 11" (5.54m x 3.33m)

Kitchen 9' 10" x 7' 10" (3m x 2.39m)

Dining Room 9' 11" x 7' 10" (3.02m x 2.39m)

Conservatory 14' 5" x 8' 10" (4.39m x 2.69m)

Bedroom One 16' 8" x 10' 7" (5.08m x 3.23m)

Bedroom Two 11' 1" x 9' 11" (3.38m x 3.02m)

#### Property Information

##### Outside

A pretty front garden, well maintained with gravel and shrubs and driveway for ample parking. A gate leads to the rear garden with paved patio for outdoor seating and lawn area where children and pets can play. Enclosed for privacy, there is also space for a shed/summerhouse, making this an ideal place for entertaining friends and family in the summer.

Garage 14' 4" x 8' 11" (4.37m x 2.72m)

Great for additional storage and parking, with up and over door, light and power

##### Services

Mains gas, water, drainage and electricity.

##### Tenure

Freehold. Vacant possession upon completion.

##### Council Tax Band

Lancaster City Council Band C.

##### Viewings

Strictly by appointment with Hackney & Leigh Carnforth Office

##### Energy Performance Certificate

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





Bedroom One



Views





Rear Garden



Rear Garden



## Meet the Team

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# Beech Road, Halton, Lancaster, LA2

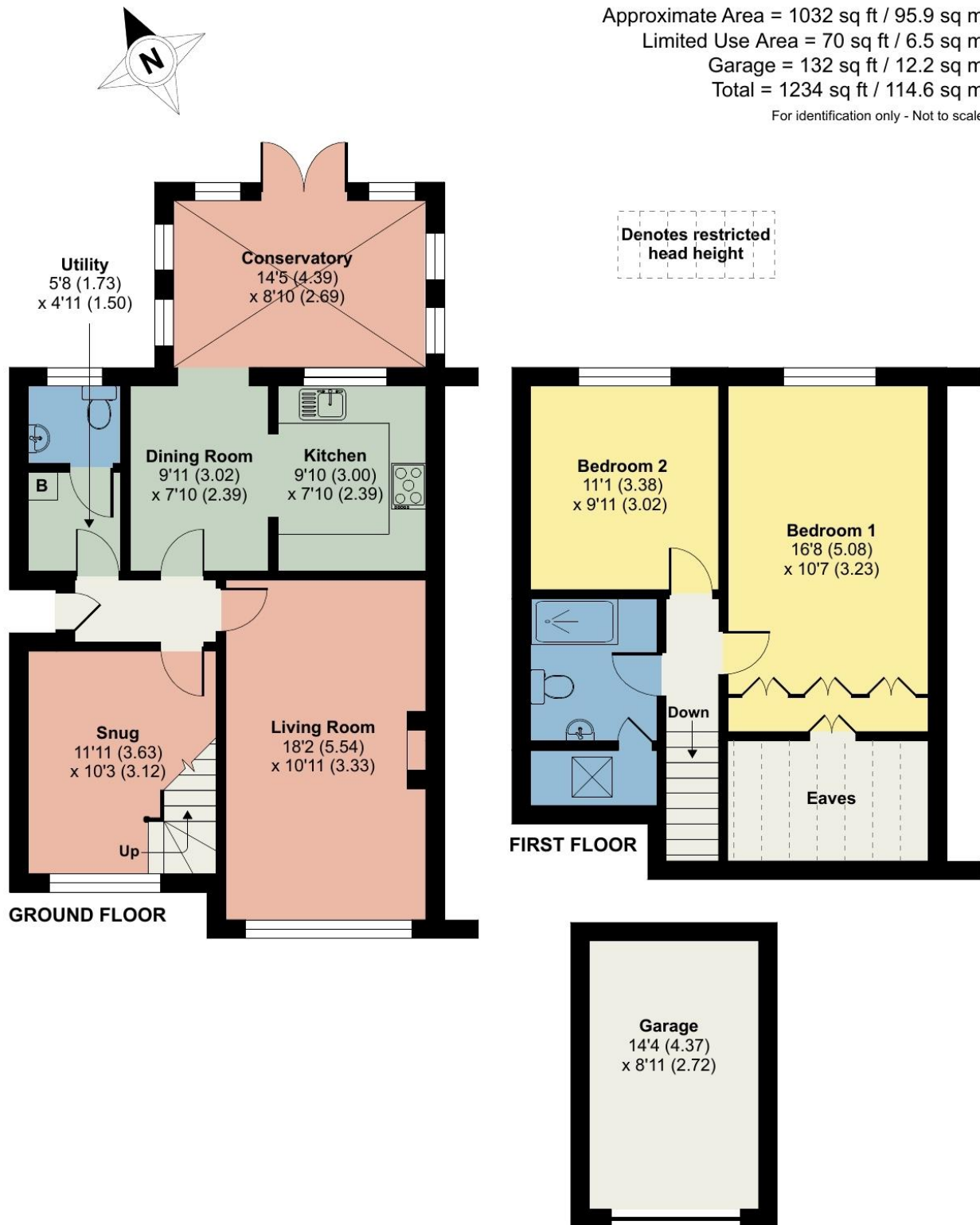
Approximate Area = 1032 sq ft / 95.9 sq m

Limited Use Area = 70 sq ft / 6.5 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1234 sq ft / 114.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1012091

A thought from the owners...

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