



Halton

£275,000

48 Clougha Avenue, Halton, Lancaster, LA2 6NR

This well presented detached true bungalow enjoys a peaceful position within the sought after village of Halton.

With a bright and airy living room, two double bedrooms, modern bathroom and kitchen, two story garage and beautiful gardens this property will suit a range of buyers from families to retirees alike.

Quick Overview

Detached True Bungalow
Two Double Bedrooms
Sun Room
Light & Bright Living Spaces
Front And Rear Gardens
Garage & Off Road Parking
Popular Village Location
Well Presented Throughout
Close Access to Transport Links
Ultrafast Broadband 1000Mbps*



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Ultrafast
Broadband



Drive way
And Garage

Property Reference: C2329



Sun Room



Kitchen



Hallway



Living 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 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 Discover the ultimate in comfort and convenience with this beautifully presented true bungalow, where timeless charm meets contemporary luxury.

From the gardens step in to the conservatory that leads you through to the breakfast kitchen, it's a haven for the passionate cook and the perfect backdrop for shared moments. With a range of wall and base units, complementing worktops and tiling it comes equipped with an electric oven and hob with further space for freestanding appliances. This really is an aesthetically pleasing this space that seamlessly flows and marries into the hallway and all adjoining rooms.

The hallway benefits also from a large storage cupboard and generous airing cupboard, perfect for keeping all your belongings tucked away.

Rest and recharge in the spacious double bedrooms, the thoughtful layout provides ample storage from the built in wardrobes leaving space to making these rooms your personal retreats, with views overlooking the garden the rooms are filled with natural light.

The living room beckons you to unwind and entertain in style. This room overlooks the garden and is flooded with natural light from large bay window, with the benefit of built in seating it is a versatile space for spending time with friends and family and has a feature fireplace for cozy evenings in.

Indulge in relaxation and rejuvenation within a modern bathroom sanctuary, thoughtfully designed, it boasts tasteful fixtures and finishes, providing a serene escape for your daily routines.

Capturing the essence of both comfort and community don't miss your chance to make this true bungalow your own and enjoy the serene lifestyle of Halton.



Kitchen



Living Room



Bedroom Two



Bedroom One



Bathroom



Bathroom

Outside There is a fantastic two story garage providing ample space for belongings, having power and light and also plumbing for a washing machine.

From the driveway and garage step down to the tiered gardens, a mix of well planned stylish patio and lawned areas, discover your new favorite spot for gatherings and leisure whether it's a morning coffee or an evening soiree, this space welcomes you with open arms.

Down the path, past the conservatory and through to the front aspect there is a spacious lush green lawn perfect for young children to play or green fingered enthusiasts to turn into allotment space.

Parking 48 Clougha Avenue boasts a driveway and garage providing parking for several vehicles.

What3words ///runways.informer.buddy

Accommodation (with approximate dimensions)

Conservatory 8' 7" x 6' 6" (2.62m x 1.98m)

Kitchen 14' 9" x 8' 0" (4.5m x 2.44m)

Living Room 18' 0" x 13' 0" (5.49m x 3.96m)

Bedroom One 11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom Two 10' 10" x 8' 8" (3.3m x 2.64m)

Garage 17' 4" x 9' 10" (5.28m x 3m)

Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council - Band D.

Tenure Freehold. Vacant possession upon completion.

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



Patio



Garden



Garage And Driveway

Request a Viewing Online or Call 01524 737727

Meet the Team

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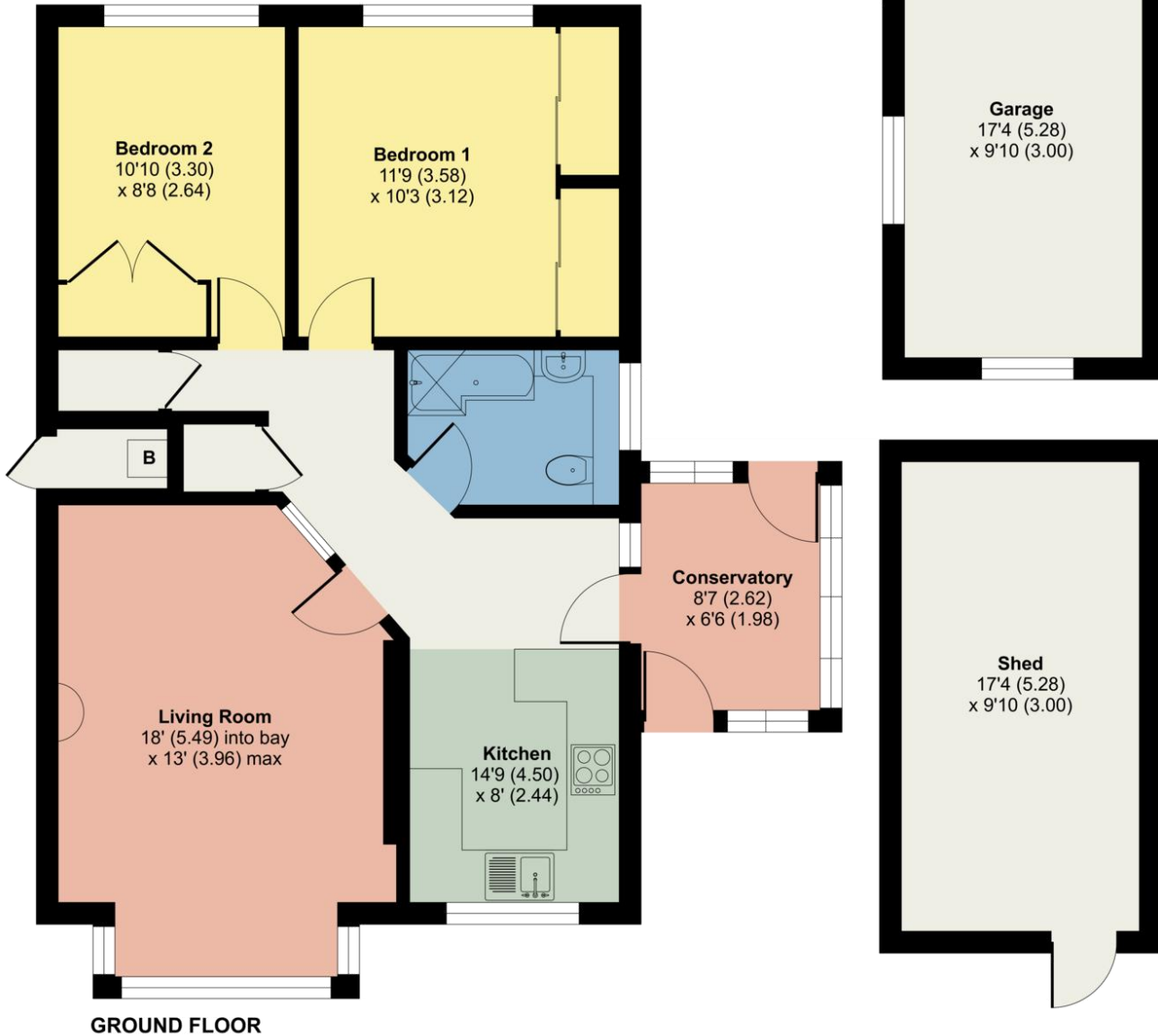
Approximate Area = 806 sq ft / 74.8 sq m

Garage = 163 sq ft / 15.1 sq m

Outbuilding = 163 sq ft / 15.1 sq m

Total = 1132 sq ft / 105 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). © n'checon 2023. Produced for Hackney & Leigh. REF: 1024416

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