

Halton

Offers in the region of £275,000

46 School House Lane, Halton, Lancaster, LA2 6QX

Welcome to this delightful true bungalow nestled in the picturesque village of Halton.

Boasting a prime location, two double bedrooms, bright and airy living spaces and low maintenance gardens to the front and rear, this property offers a peaceful and idyllic setting, perfect for those seeking a tranquil lifestyle.

Quick Overview

Detached True Bungalow
Two Double Bedrooms
Light & Bright Living Spaces
Ample Off Street Parking
Sought After Village Location
Front And Rear Gardens
Well Presented Throughout
Close Access to Transport Links
Nearby Local Amenities
Ultrafast 1000 Mpbs* Broadband



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Ultrafast
Broadband



Drive way And
Garage

Property Reference: C2251



Kitchen/Diner



Living Room



Bedroom One



Bedroom Two

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 As you step inside, you'll immediately appreciate the warm and inviting atmosphere. The spacious living room provides a comfortable space to relax and unwind, with ample natural light streaming in through the large windows. The neutral decor creates a versatile backdrop for any style of furnishings.

The well-appointed kitchen features modern appliances and plenty of storage space from an array of wall and base units and ample worktop space making meal preparation a breeze and the perfect space to enjoy time with family and friends.

The bungalow offers two good sized double bedrooms, both flooded with natural light and offering ample storage with built-in wardrobes leaving space to make these rooms your personal retreats. The neutral decor creates a calming ambiance, ensuring a peaceful night's sleep.

The family bathroom is tastefully designed and features a white three-piece suite with walk in shower, w/c and pedestal hand wash basin and built in storage shelves keeping toiletries and towels neatly in their place.

Additional features of this wonderful bungalow include a driveway providing off-road parking, ensuring convenience for you and your guests. The property also benefits from being located in close proximity to local amenities, including shops, schools, and transport links.

This fantastic property just waiting for you to put your own personal stamp on it, so don't delay in making this charming two bedroom bungalow in Halton Village your next new home.



Kitchen/Diner



Bedroom One



Living Room



Bathroom



Bedroom Two



Garage

Outside One of the standout features of this property is the beautiful front and rear gardens. The front garden welcomes you with its well-maintained low maintenance area full of mature shrubs, trees, border plants and beds, creating a charming first impression.

The rear garden is also low maintenance with patio and stone chip areas again with a multitude of greenery offering a private oasis, perfect for outdoor entertaining or simply enjoying the tranquility of nature, the garage can also be accessed from the rear garden.

Directions Leave Carnforth on A6 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 until you come to a right hand turn onto School House Lane. The property is on the right and can be located by our for sale board.

What3words ///soulful.choppy.smarting

Parking 46 School House Lane boasts a driveway providing ample parking for several vehicles.

Accommodation with approximate dimensions

Living Room 16' 1" x 11' 1" (4.9m x 3.38m)

Kitchen 16' 1" x 9' 9" (4.9m x 2.97m)

Bedroom One 13' 6" x 10' 11" (4.11m x 3.33m)

Bedroom Two 12' 9" x 10' 0" (3.89m x 3.05m)

Garage 17' 6" x 9' 4" (5.33m x 2.84m)

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.



Front Garden



Rear Garden



Rear Garden



Views

Request a Viewing Online or Call 01524 737727

Meet the Team

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School House Lane, Halton, Lancaster, LA2

Approximate Area = 744 sq ft / 69.1 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 907 sq ft / 84.2 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: 1047526

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