



## Halton

£250,000

16 Sykelands Avenue, Halton, Lancaster, LA2 6QF

Welcome to this charming 3/4 bedroom semi-detached bungalow, nestled in the picturesque town of Halton. This delightful home boasts one bathroom, a spacious living room, and a conservatory.

Say goodbye to the hassle of extensive gardening, as this property offers easily maintainable front and rear gardens, allowing you to enjoy the outdoors without the upkeep. Additionally, you have the flexibility of 1 or 2 reception rooms to personalise your living space to suit your needs and desires.

This is a home that combines comfort, convenience, and a touch of nature, making it the perfect place for you and your family to call home. Don't miss the opportunity to make this house your own!

### Quick Overview

- Three / Four Bedroom Semi-Detached Bungalow
- Ample Off Road Parking and Detached Garage
- Popular Village Location
- Close to Local Amenities
- No Onward Chain
- Easy to Maintain Gardens Front and Rear
- Ideal Family Home
- Close Access to Great Transportation Links
- Opportunity to Update and Grade if Desired
- Ultrafast 1000\*Mpbs Broadband



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Ultrafast  
Broadband



Off Street  
Parking

Property Reference: C2250





Living Room



Kitchen



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 into this inviting property, you are welcomed by an entrance porch that sets the tone for what's to come. To your left, a study or optional fourth bedroom with a view of the front garden awaits. Moving further into the hallway, bedroom one opens up at the rear of the house, offering a calming outlook onto the peaceful rear garden.

The entrance hallway itself features a spacious under-stairs cupboard, perfect for all your storage needs. In the shower room, you'll find a pedestal hand wash basin, W.C., a shower enclosure with an electric shower, and complementary tiling.

Relax in the spacious living room, complete with an attractive gas coal effect fire framed by a wooden surround, and a charming box bay window that lets in ample natural light and provides a lovely view of the front garden. Continuing towards the rear of the house, you'll find the kitchen, which boasts a range of wall, base, and display units with complementary work surfaces. It also features a one and a half bowl stainless steel sink and drainer, space and plumbing for a washing machine, room for an under-counter fridge, a 4-ring hob with an extractor hood, and an eye-level Belling electric oven. Glazed doors lead into the conservatory, where you can take in the beauty of the rear garden, and a convenient outdoor exit.

On the first floor landing, you'll find a handy storage cupboard. The first-floor bedrooms are both spacious and bright, offering access to extensive eaves storage and cupboard housing the recently installed Glowworm gas boiler. This house is a perfect blend of comfort, practicality, and style, creating an ideal space for you and your family. Make it your new home today!

**Outside and Parking** To the front of the house, a welcoming driveway greets you, offering ample parking space and leading the way to the detached garage. This garage is not just a storage space; it's equipped with light and power, and also features pedestrian access to the garden.

As you approach the front of the house, you will find a maintained and well-stocked front garden with additional gravelled parking and a series of steps gracefully guide you to the front entrance.





Bedroom Three



Living Room





Shower Room



Study / Bedroom Four



Conservatory



Detached Garage

To the rear you'll discover a garden that embodies tranquility and low-maintenance living. The access gate from the driveway invites you into a patio garden, thoughtfully planned for ease of care and outdoor enjoyment.

Nature enthusiasts will appreciate the mature trees, hedgerows, and shrubs that offer privacy and a delightful display of colourful blooms from the wildflowers.

**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 left turn on Sykelands Avenue. Number 16 can be located by our For Sale board.

**What3words** [///templates.analogy.stuffy](https://www.what3words.com/#!/templates/analogy.stuffy)

**Accommodation (with approximate dimensions)**

**Living Room** 17' 3" x 11' 5" (5.26m x 3.48m)

**Kitchen** 9' 10" x 8' 10" (3m x 2.69m)

**Conservatory** 10' 10" x 7' 11" (3.3m x 2.41m)

**Bedroom One** 12' 2" x 9' 11" (3.71m x 3.02m)

**Bedroom Two** 11' 5" x 9' 7" (3.48m x 2.92m)

**Bedroom Three** 11' 4" x 9' 7" (3.45m x 2.92m)

**Garage** 18' 10" x 8' 1" (5.74m x 2.46m)

**Property Information**

**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.





16 Sykelands Avenue



Rear Garden





Rear Garden



Rear Garden

Request a Viewing Online or Call 01524 737727



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# Sykelds Avenue, Halton, Lancaster, LA2

Approximate Area = 1026 sq ft / 95.3 sq m

Limited Use Area(s) = 159 sq ft / 14.7 sq m

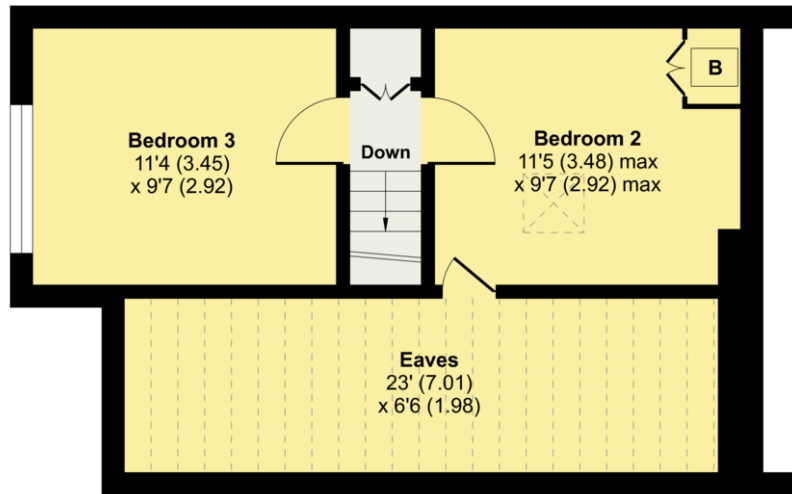
Garage = 152 sq ft / 14.1 sq m

Total = 1337 sq ft / 124.1 sq m

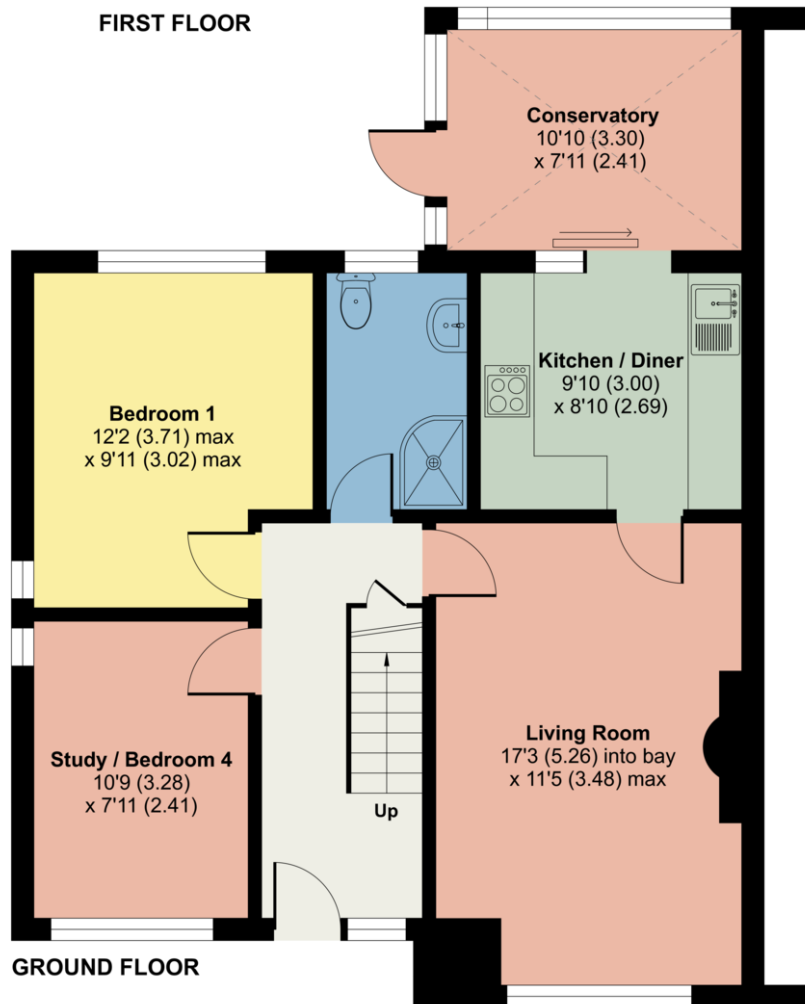
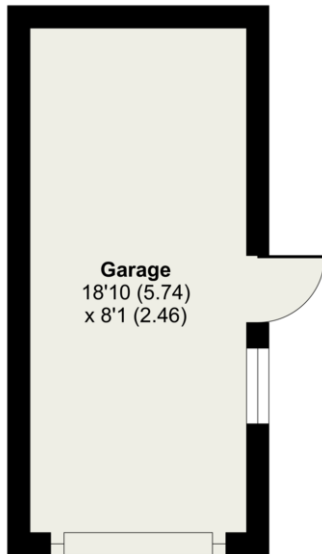
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1043875

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