



Halton

£275,000

39 St Wilfrids Park, Halton, Lancaster, LA2 6PN

Ideal for modernisation and extension, this generous three-bedroom semi-detached house occupies a substantial plot on St Wilfrid's Park in Halton.

Offered with no onward chain, it presents a superb opportunity for families and investors alike. Conveniently located near village amenities, schools, and the M6 link, this home offers both comfort and accessibility. Don't miss out—arrange a viewing today!

Quick Overview

Three-bedroom semi-detached home
Potential to extend (subject to planning)
Generous open-plan living/dining room
Walking distance to shops and primary school
Generous plot and Workshop
Detached Garage and Off Road Parking
Offered with no onward chain
Excellent local amenities
Quiet, family-friendly cul-de-sac
Ultrafast Broadband Available*



3



2



1



D



Ultrafast
Broadband*



Garage & Parking

Property Reference: C2521



Living Room



Living Room



Kitchen



Bedroom One

Set within walking distance of Halton's village pub, shop, primary school and community centre, the property also benefits from quick access to the new M6 link road. Just a short drive away, Lancaster city centre offers excellent schools, highly regarded universities and a wide range of shops, bars and restaurants.

Step through the front door into a welcoming hallway, complete with built-in shelving for coats and boots. An open-plan living/dining room – created by a well-executed rear extension – floods the space with natural light via full-height patio doors overlooking the garden. Adjoining this is the kitchen, fitted with a comprehensive range of wall and base units, complementary worktops, tiled splashbacks, double sink with mixer tap, Neff oven, grill and electric hob, plus plumbing for a washing machine and under-counter fridge.

Upstairs are two generous doubles, bedroom one benefits from built-in wardrobes, while bedroom two offers ample additional storage and a good-sized single bedroom. The shower room completes the accommodation with a modern three-piece suite: shower enclosure, vanity wash basin and low-level WC.

The rear garden features a lawn, established flower beds, a large pond, greenhouse and summer house perfect for families to enjoy. To the side of the property there is also a workshop which houses sauna, shower and toilet. The property also benefits from a detached garage with off-road parking. With a neat lawn to the front complete this impressive plot.

With its substantial garden, potential for extension (subject to planning), this property represents a rare chance to design your perfect family home.

Accommodation with approximate dimensions

Entrance Hall 13' 6" x 6' 11" (4.11m x 2.11m)

Living Dining Room 25' 9" x 10' 11" (7.85m x 3.33m)

Sun Room 10' 05" x 7' 09" (3.18m x 2.36m)

Kitchen 11' 11" x 6' 10" (3.63m x 2.08m)

First Floor

Bedroom One 13' 7" x 11' 0" (4.14m x 3.35m)

Bedroom Two 12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Three 10' 8" x 6' 11" (3.25m x 2.11m)

Shower Room

Workshop 17' 3" x 7' 9" (5.26m x 2.36m)

Garage 19' 2" x 11' 1" (5.84m x 3.38m)

Property Information

Council Tax Band B - Lancaster City Council

Services Mains gas, electricity, water and drainage.

Tenure Freehold (Vacant possession upon completion). Please be advised that the property is not registered and buyer will need to do the registration upon completion which may incur extra cost.

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 and take a left on St Wilfrids Park with number 39 towards the top of the cul de sac.

What3words //sprouted.tactical.discussed

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

Anti-Money Laundering Regulations (AML). Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three



Garden



Garden

St. Wilfrids Park, Halton, Lancaster, LA2

Approximate Area = 1051 sq ft / 97.6 sq m

Garage = 213 sq ft / 19.7 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 1398 sq ft / 129.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1286675

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 21/05/2025.

Request a Viewing Online or Call 01524 737727