



1 Riverside Close, Halton  
£365,000





## 1 Riverside Close

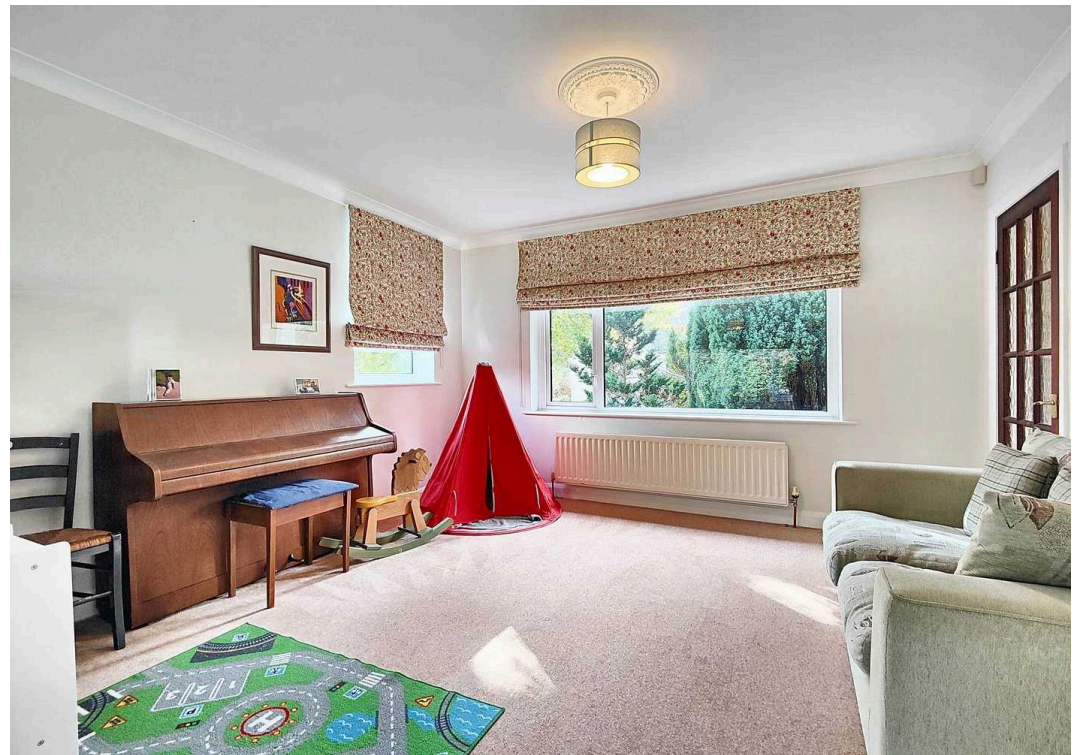
Halton, Lancaster

This distinguished 3-bed detached house in sought-after Halton village offers comfort & style. Spacious lounge, modern kitchen diner, 3 double bedrooms, shower room & family bathroom, utility room, home office. Generous gardens, garage & driveway. Tranquil yet conveniently located. An ideal home for discerning buyers.

Council Tax band: D

Tenure: Freehold

- Detached House
- 3 Double Bedrooms
- Large Dual Aspect Lounge
- Utility Room & Home Office
- Sought After Village Location
- Generous Gardens
- Kitchen Diner
- Patio Doors to Garden
- Garage & Driveway
- Transport & Travel Links





### Location

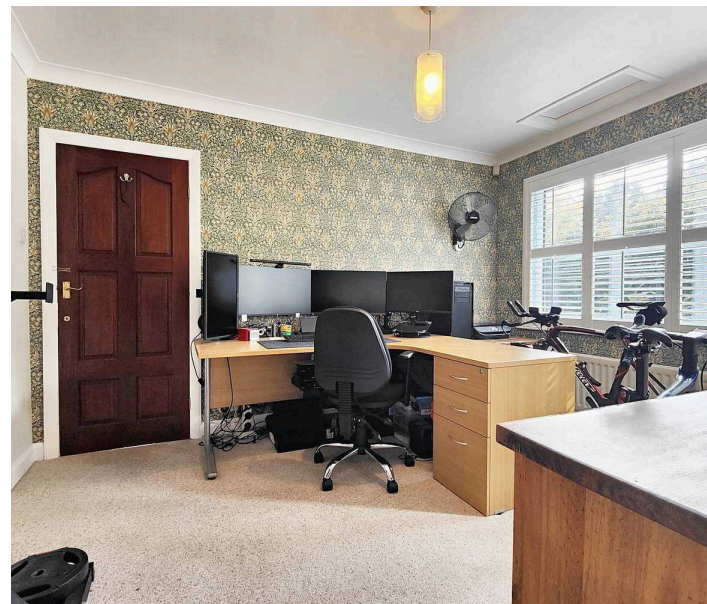
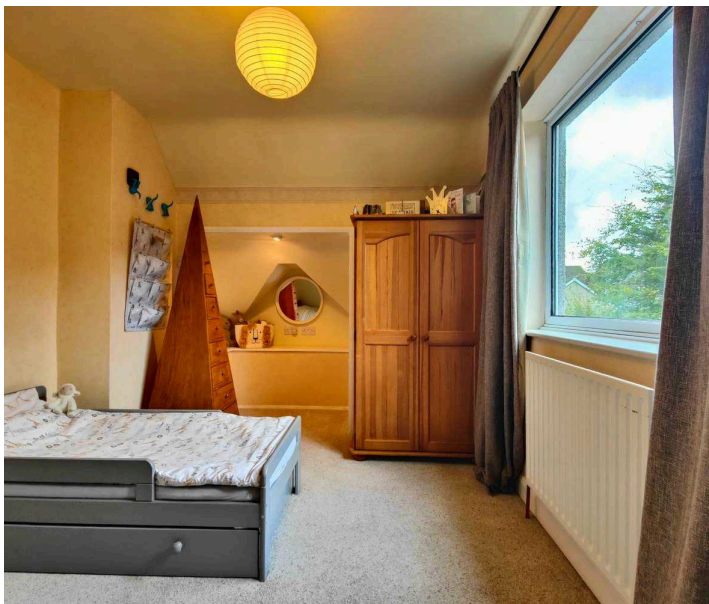
The village of Halton has always been a firm favourite. There is a junction just south of the village connecting to the bypass, meaning Lancaster, Morecambe, Heysham or the M6 are within minutes making the village is perfect for commuters. A regular bus service means public transport is an option. There is a local village primary school and great access into Lancaster with several popular secondary schools including the grammars or north to QES. The village sits just north of Lancaster into the Lune Valley and so has great access into Kendal and The Lakes too. There is plenty on the doorstep though with shops and local businesses just along the High Road. The house sits on a cul de sac.

### Welcome Home

The double glazed front door has a full height window to the side making the hallway light, bright and welcoming. Stripped floorboards create a traditional feel and are perfect for busy family homes. There is plenty of space for keeping coats and bags tidied away under the stairs and doors open to either side. There is a downstairs double bedroom to the left, large dual aspect lounge to the right and access to the main bathroom and kitchen. The lounge is large with a feature fireplace and being dual-aspect has views to front and rear gardens. It really is a superb space.

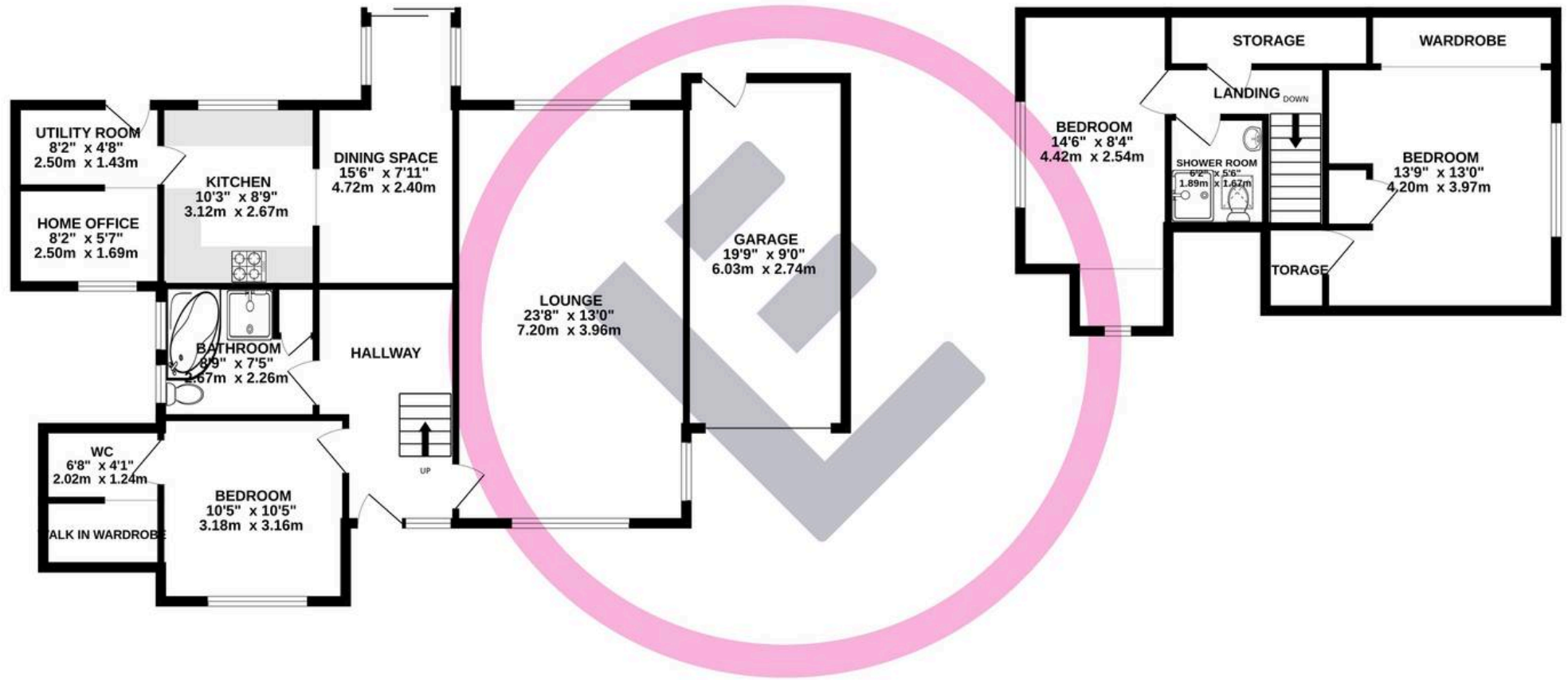
### Bedrooms & Bathrooms

The ground floor bedroom has the added bonus of an en-suite WC with sink and dressing room space. The generous ground floor bedroom has a beautiful William Morris feature wall and white plantation shutters. The main bathroom has a large corner tub and an enclosed over head shower unit. Upstairs you will find a further two double bedrooms and a modern shower room.



GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.

1ST FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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