



Lythe Fell Avenue

Halton







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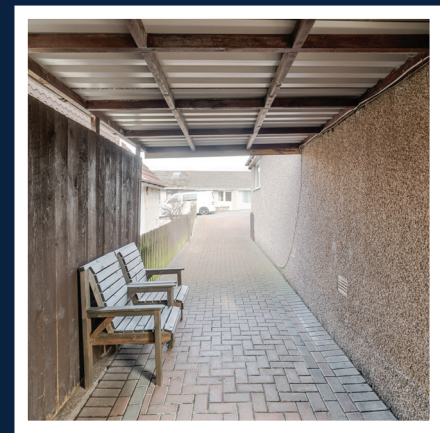


This immaculately presented four-bedroom detached dormer bungalow is situated in the charming village of Halton, an ideal location for families looking for a peaceful yet well-connected place to call home.

With excellent transport links, including easy access to Lancaster City and the M6 motorway, Halton offers the perfect blend of rural charm and modern convenience.

The village itself is a lovely community, with a range of local shops and a well-regarded primary school, making it an excellent environment for family life.

Upon entering the property, you'll immediately appreciate the attention to detail and modern comforts that make this home truly stand out. The bungalow is fully double-glazed with uPVC windows and is gas centrally heated throughout, ensuring a warm and energy-efficient living space. The large front entrance leads into a welcoming hallway, with ample built-in storage, including space for coats and a cupboard housing the electric meter and 'Vaillant' gas boiler that fuels the central heating system.





4 BEDS



2 BATHS

- The master bedroom boasts a handy en-suite bathroom.
- Great utility area, with side access, space for a fridge freezer, plumbing for an automatic washing machine and additional base and wall units for extra storage.
- Features an open-plan kitchen diner — perfect for family living and entertaining.



Take a closer look...



Property Type:

Detached

Square Footage:

1763 sqft

Council Tax Band:

D

EPC Rating:

Fbc

Tenure:

Freehold

Why Halton?



Halton is a wonderful place to live, with a strong sense of community and a range of amenities right on your doorstep. The village provides everything a family could need, from a good primary school to local shops and green spaces for children to play.

The property itself offers a superb living environment, with spacious rooms, modern fittings, and a layout that is perfect for family life. Whether you are cooking in the kitchen, relaxing in the lounge, or enjoying the rear garden, this home offers everything you need for comfortable, modern living in a highly desirable location. Internal viewings are highly recommended to fully appreciate the space, style, and quality that this property offers.

Nearby Lancaster is a historic City with a vibrant bar culture. The accessibility to the m6 makes it the perfect place to settle in a semi-rural community with a plethora of local amenities and attractions on your doorstep. There are many excellent schools on the doorstep and the location of the local hospital and University attracts many academics to the area.



The Garden



The front garden is easy to maintain and provides additional off-road parking, ideal for a caravan or motorhome. A dropped kerb leads to a block-paved driveway, which runs down the side of the property and provides access to the carport and detached garage. The garage is brick-built and offers both power and light, as well as additional storage space.

The rear garden is a peaceful retreat, with a well-maintained lawn area, a paved patio area for outdoor dining, and flower and shrub borders adding a touch of color and charm. The garden is surrounded by timber fencing, concrete posts, and natural hedging, ensuring privacy and security.



Garage



Parking



Garden





The Bedrooms



This home is designed with flexibility in mind, offering a fourth bedroom, currently used as a study, which can easily be adapted to suit your family's needs. The room is light and airy, with a uPVC double-glazed window, central heating radiator, and plenty of electric power points. Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom offers an en-suite and plenty of fitted storage, including wardrobes, drawers, and bedside units.

The two remaining upstairs bedrooms are equally spacious and bright, with large uPVC double-glazed windows and central heating radiators. Bedroom two is L-shaped and provides plenty of built-in storage, including a cupboard housing the hot water cylinder tank, while bedroom three is a perfect size for children or guests.



Kitchen Diner



The heart of the home is undoubtedly the open-plan kitchen diner, which is ideal for family living and entertaining. The kitchen is fitted with an impressive range of base units, wall units, and drawers, all with complementary working surfaces. The kitchen comes complete with integrated appliances, including two 'De Dietrich' electric ovens, an induction hob, a stainless steel cooker hood with extractor fan, and an integrated 'Bosch' dishwasher. There is plenty of space for an American-style fridge, making this a highly functional space for family meals.

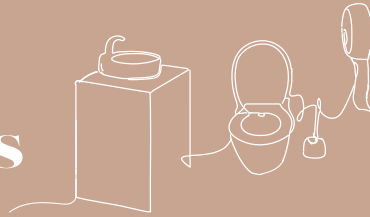
The kitchen diner benefits from French doors leading out to the rear garden, perfect for summer evenings and gatherings. The utility room provides space for a fridge freezer, plumbing for an automatic washing machine, and additional base and wall units for extra storage. It also offers direct access to the side of the property and the rear garden, adding practicality to daily life.







The Bathrooms

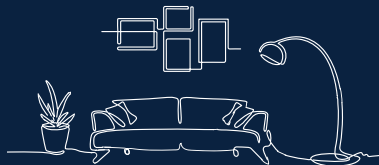


The main family bathroom is beautifully finished with a white three-piece suite, including a P-shaped bath with a wall-mounted shower and glazed screen, a semi-pedestal wash hand basin with mixer taps, and a WC. The room is fully tiled around the bath and features a mirror-fronted bathroom cabinet, ceiling light, and heated vertical towel rail.

The master bedroom also includes an en-suite shower room, which is a real treat for the homeowners. The en-suite features a large shower cubicle with a wall-mounted shower, a wash hand basin set into a vanity unit, and a WC. It also benefits from a Velux window, laminate flooring, and a central heating radiator.



The Lounge



The living areas are spacious and thoughtfully designed, with a dual aspect lounge featuring large windows that allow plenty of natural light to flood into the room.

The lounge also features a multi fuel burning stove, making it a cozy spot for family relaxation. The ceiling lights and electric power points ensure maximum convenience in this inviting space.

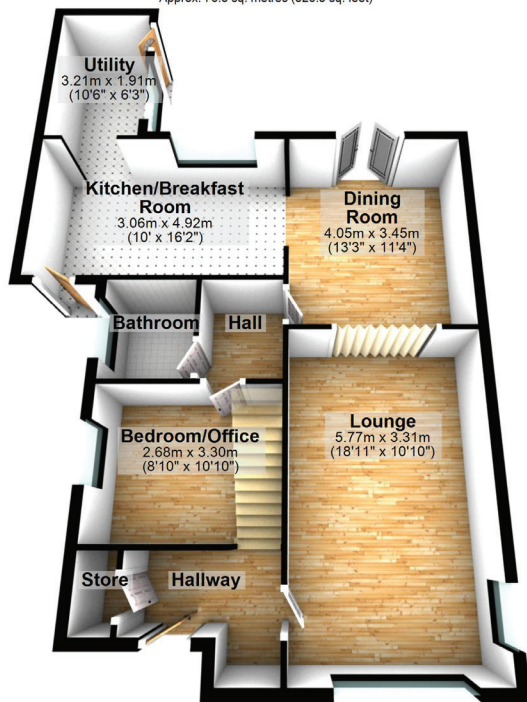
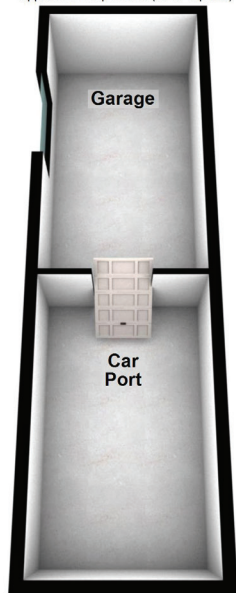




Ground Floor

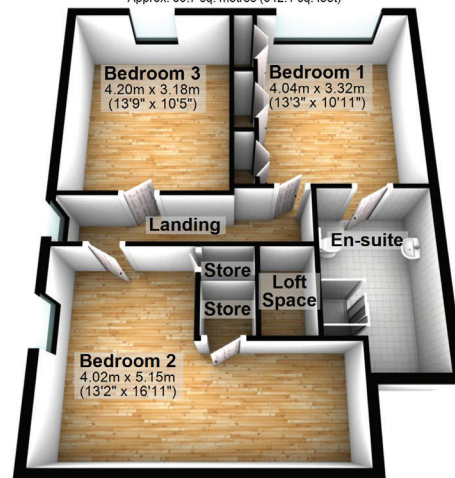
Approx. 76.8 sq. metres (826.3 sq. feet)

Garage
Approx. 27.4 sq. metres (294.7 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.1 sq. feet)



Total Area: 163.8 sq. metres (1763 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”



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ROB MENZIES
Director



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