

## 32 Lythe Fell Avenue, Halton, Lancaster, LA2 6NL



**£249,850**



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This delightful semi-detached home sits in the ever-popular village of Halton, combining comfort, style, and convenience, all enhanced by lovely rear views.

Beautifully presented throughout, the property features a welcoming lounge and a stunning open-plan kitchen and dining area. The kitchen has been thoughtfully designed with both practicality and entertaining in mind, creating a sociable space that's perfect for gatherings, family meals, or hosting friends.

Upstairs, you'll find two generously sized double bedrooms alongside a modern, well-fitted bathroom, ideal for day-to-day living.

Externally, the home boasts gardens to the front and rear, with the back garden designed for low maintenance, making it a perfect space to relax and enjoy. A detached garage adds further practicality and storage options.

Halton has a warm, welcoming feel that draws in both families and retirees, with a strong sense of community at its heart. Life here combines the charm of countryside living with the convenience of local amenities such as village stores, a pharmacy, a community centre and a well-regarded primary school, while the nearby River Lune offers beautiful walks and outdoor spaces to enjoy. All of this comes with the added benefit of easy access to Lancaster city centre, making Halton an ideal balance between rural tranquillity and city convenience.

## Entrance Hallway



Stairs to the first floor, understairs storage cupboard, laminate floor, radiator.

## Lounge



A double-glazed front window floods the room with light, complemented by a feature fireplace with an oak mantel, the perfect spot for a wood-burning stove, laminate floor, radiator.

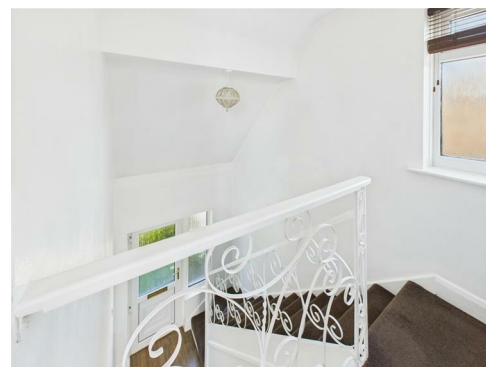
## Open Plan Kitchen/Dining Room



Kitchen with a double-glazed window to the rear, a range of lovely cabinets with a complementary solid wood work surfaces and Belfast porcelain double sink. Range Master professional deluxe stove with a five-ring gas hob and two electric ovens and grill, plumbing for washing

machine, dishwasher, laminate floor, radiator. Dining area with double-glazed patio doors leading to the garden, laminate floor.

## First Floor Landing



Double-glazed window to the side and a walk-in storage cupboard.

## Bedroom One

Double-glazed window to the front, built-in wardrobes, carpeted floor, radiator.

## Bedroom Two



Double-glazed window to the rear, built-in wardrobes, carpeted floor, radiator.

## Bathroom



Double-glazed frosted window to the side, shower cubicle with Triton electric shower, panelled bath, heated towel rail, tile effect vinyl floor, vanity unit with inset wash hand basin, access to the loft, W.C.

## Garage



Up & over door, power and light.

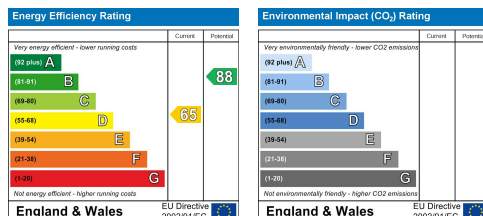
## Useful Information

Tenure Freehold  
Council Ta Band (C) £2,140  
No Onward Chain

## Outside

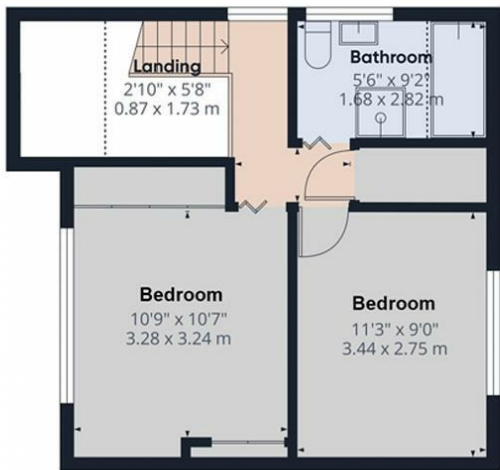


Front garden laid to grass and bordered by various trees, shrubs and plants, Indian stone flagged driveway with off-road parking for numerous vehicles, EV charger, storage cupboard housing the Worcester combi boiler. Low maintenance rear garden with raised flower beds, wood store and access to the garage.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

855 ft<sup>2</sup>  
79.5 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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