

## 11 Halton Road, Lancaster, LA1 2EA



**£285,000**



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An imposing Victorian family home, built by Lord Ashton circa 1899, set in an elevated position with stunning views over the River Lune.

Rich in character, this beautiful home boasts high ceilings and an array of original period features, perfectly blended with modern living.

The property is immaculately presented throughout, beginning with an inviting entrance vestibule featuring original tiled flooring, leading into a welcoming hallway. The open-plan lounge and dining room is a real highlight, complete with a cosy log-burning stove and a striking bay window framing picturesque river views.

The dining space flows seamlessly into a spacious, contemporary kitchen fitted with integrated appliances. A convenient ground-floor wet room adds practicality, while the cellar room offers excellent versatility, ideal for use as a home office, gym, or games room.

On the first floor, there are four well-proportioned bedrooms, with the main bedroom enjoying generous space and beautiful views across the river. A modern shower room completes the accommodation.

Externally, the property features a charming front garden with a seating area, perfect for relaxing and taking in the scenery. To the rear is a fully enclosed, low-maintenance garden with various seating areas and access to a garage.

Situated on the ever-popular Halton Road, the property is within walking distance of the city centre, yet feels wonderfully peaceful thanks to its scenic surroundings. Enjoy riverside walks right on your doorstep, with

easy access to the canal and the Millennium Way, offering routes to the countryside or even the coast at Morecambe.

### Entrance Vestibule



Featuring original tiled flooring and a beautiful half-glazed stained glass door opening into the hallway.

### Hallway



Original coving, stairs to the first floor, carpeted floor, radiator.

### Lounge



Open plan to the dining room with a double-glazed bay window to the front with views over the river, a feature stone surround fireplace with an inset log burner, picture rail, radiators, and carpeted floor.

### Dining Room



Fireplace, laminate floor, radiator, and access to the cellar.

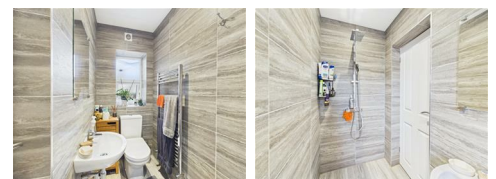
### Cellar Room

### Kitchen



A spacious, well-appointed kitchen with a double-glazed side window and a sleek range of high-gloss white cabinetry with complementary work surfaces, five-ring gas hob and extractor fan, waist high integrated electric oven and grill, larder storage cupboard, stainless steel sink, plumbing for washing machine and dishwasher, American style fridge/freezer, vinyl floor, radiator, double glazed doors to the garden, cupboard housing the Vaillant combi boiler and door to the wet room.

### Wet Room



Double-glazed frosted window to the rear, wash hand basin, fully tiled, thermostatic shower, heated towel rail, extractor fan, W.C.

**First Floor Landing**



The property also offers loft access via a charming original Victorian skylight, providing useful additional storage space (currently unboarded).

**Bedroom One**



Double-glazed bay window to the front with views over the river, picture rail, double wardrobes, carpeted flooring, radiator,

**Bedroom Two**



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

**Bedroom Three**



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

**Shower Room**



Double-glazed frosted windows to the side, vanity unit with inset wash hand basin, double shower cubicle with thermostatic shower, heated towel rail, laminate floor, W.C.

**Outside**



Small garden to the front and seating area with wonderful views over the river. Fully enclosed rear garden with raised flower beds, patio areas, various trees and shrubs, log store, water tap, access to the garage, and a gate to the service road where you can access the front of the garage.

**Garage**

The garage is fitted with an

up-and-over door, along with power and lighting, and provides direct access to the garden. Vehicular access is via the rear service road.

**Useful Information**

Tenure Freehold  
Council Tax Band (B) £1,873

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A		(1-10) A	
(81-91) B		(11-20) B	
(69-80) C		(21-30) C	
(55-68) D		(31-40) D	
(39-54) E		(41-50) E	
(21-38) F		(51-60) F	
(1-20) G		(61-70) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



