13, Mill Lane, Halton, Lancaster

The property at a glance

5 4 3

- Modern Detached Family Home
- Offered with No Chain
- Five Spacious Bedrooms, Four Bathrooms
- Beautifully Presented with High Specification
- Picturesque location backing onto the River Lune
- Double Garage and Driveway
- Landscaped Garden
- Leasehold - £325 PA payable 1st March
- Council Tax Band - F
- EPC rating - B

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01524 401402
info@gfproperty.co.uk
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£575,000

Get to know the property

Nestled in the charming area of Mill Lane, Halton, Lancaster, Strand House is a modern detached family home offering an exceptional living experience. With five spacious bedrooms, this property is perfect for families seeking both comfort and style. Each bedroom is designed to provide ample space and natural light, ensuring a welcoming atmosphere throughout.

The home boasts four well-appointed bathrooms, providing convenience for busy family life. The modern design and high-quality finishes throughout the property create a sophisticated yet inviting environment, ideal for both relaxation and entertaining.

One of the standout features of this residence is its picturesque location, as it backs onto the serene River Lune. This not only offers stunning views but also provides a tranquil setting for outdoor activities and leisurely strolls along the riverbank.

Additionally, the property includes a double garage, offering plenty of space for vehicles and extra storage. This feature adds to the practicality of the home, making it suitable for families with multiple cars or those in need of additional storage solutions.

In summary, this modern detached house on Mill Lane is a remarkable opportunity for those looking to settle in a peaceful yet vibrant community. With its generous living space, beautiful surroundings, and convenient amenities, it is a perfect choice for family living in Lancaster.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

Hall
UPVC double glazed frosted window, central heating radiator, 4 x spot light points, smoke alarm, doors to reception rooms 1, 2, WC, kitchen, stairs to first floor, tiled floor.

Reception 1
2 x UPVC double glazed windows, UPVC double glazed French doors to rear, 2 x central heating radiator's, media wall and fireplace, laminate floor.

Reception Room 2
4 x UPVC double glazed windows, central heating radiator, laminate floor.

W C
2 x spot light points, central heating towel rail, extractor fan, dual flush WC, pedestal wash basin with mixer tap, tiled floor.

Kitchen
3 x UPVC double glazed windows, central heating radiator, UPVC double glazed French doors to rear, 13 x spot light points, mirrored splash back, range of wall, drawer and base units, granite work top, inset sink with Quooker tap, Neff induction 4 ring hob, built-in extractor, high rise combination oven and microwave, high rinse Neff wifi controlled oven, wine fridge, plate cooker, plinth heater, tile floor, door to utility.

Utility
Composite double glazed door to rear, central heating radiator, 2 x spot light points, extractor fan, mirror splash back, range of wall and base units, granite worktops, plumbing for washing machine, space for dryer, Logic concealed boiler.

Landing
UPVC double glazed window, central heating radiator, 4 x spot light points, smoke alarm, doors to bathroom, bedrooms 1,2, 5, stairs to ground floor to second floor.

Bathroom
UPVC double glazed frosted window, 4 x spot light points, extractor fan, central heating towel radiator, half tiled wall, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer and rinse head, vinyl floor.

Bedroom 1
UPVC double glazed French doors to balcony, UPVC double glazed window, UPVC double glazed French doors to balcony, 6 x spot light points, central heating radiator, built-in wardrobes.

En-Suite
UPVC double glazed frosted window, 4 x spot light points, half tiled wall, dual flush WC, vanity top sink with mixer tap, direct feed shower, vinyl floor.

Bedroom 2
UPVC double glazed windows, UPVC double glazed French doors to Juliet balcony, 4 x spot light points, loft access, central heating radiator, built-in wardrobes, door to en-suite.

En-Suite
4 x spot light points, extractor fan, central heating towel radiator, half tiled walls to complement, dual flush WC, pedestal sink with mixer tap, direct feed shower, vinyl floor.

Bedroom 4
UPVC double glazed window, central heating radiator, 4 x spot light points, central heating radiator, built-in wardrobe.

Second Floor
2 x Wood double glazed Velux windows, 4 x spot light points, smoke alarm, central heating radiator, doors to bedrooms 3, 4 and bathroom.

Bathroom
Double glazed Velux window, 4 x spot light points, extractor fan, central heating towel radiator, half tiled walls, dual flush WC, pedestal wash basin with mixer tap direct feed shower, vinyl floor.

Bedroom 3
4 x Velux double glazed windows, central heating radiator, UPVC double glazed window, 6 x spot light points, built-in wardrobe.

Bedroom 5
UPVC double glazed window, central heating radiator, 4 spot light points, loft access storage cupboard.

Front
Lawn, mature shrubs, flagged path to door, block paved driveway to garage.

Double Garage
Electric, up and over door.

Rear
Flowerbeds, astro, stones, paving and decking.

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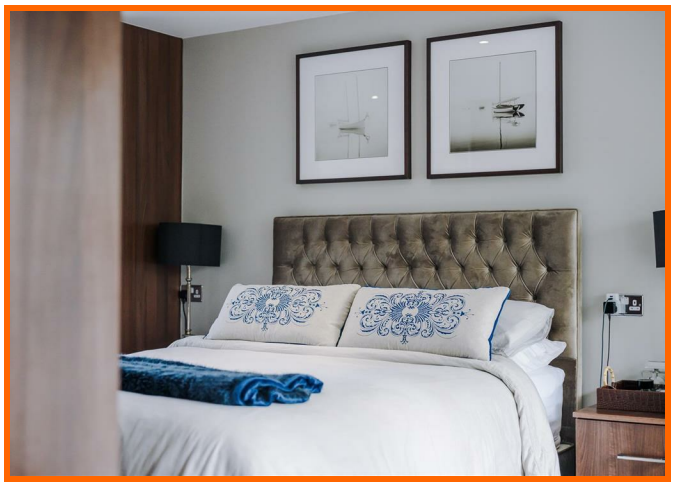

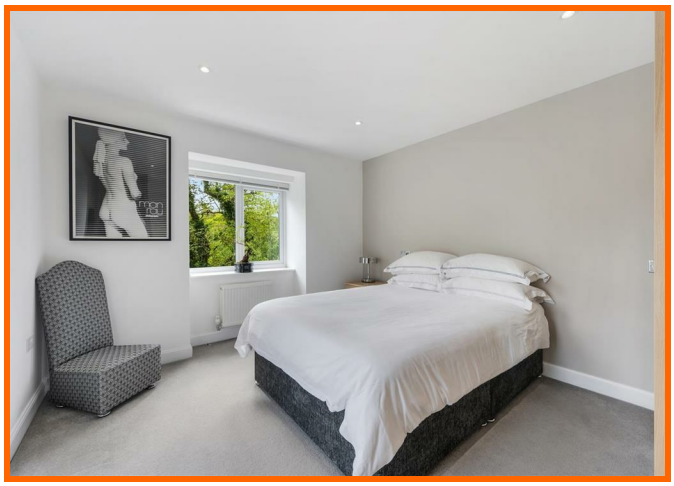

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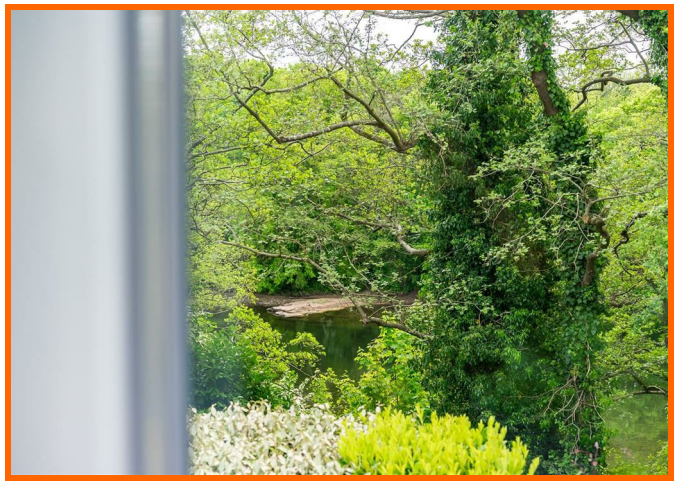

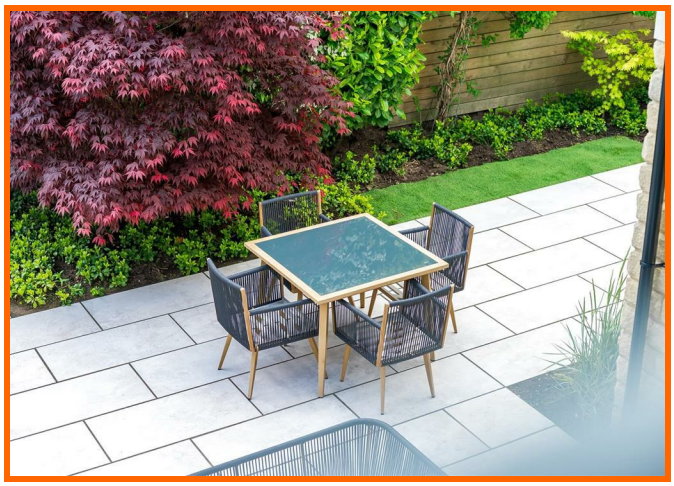

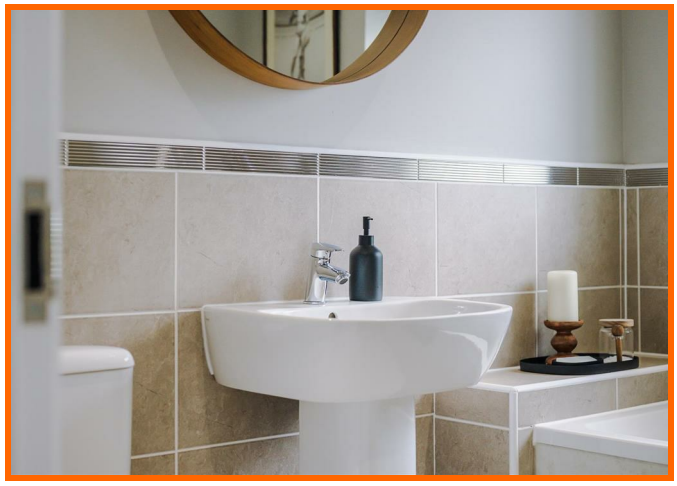

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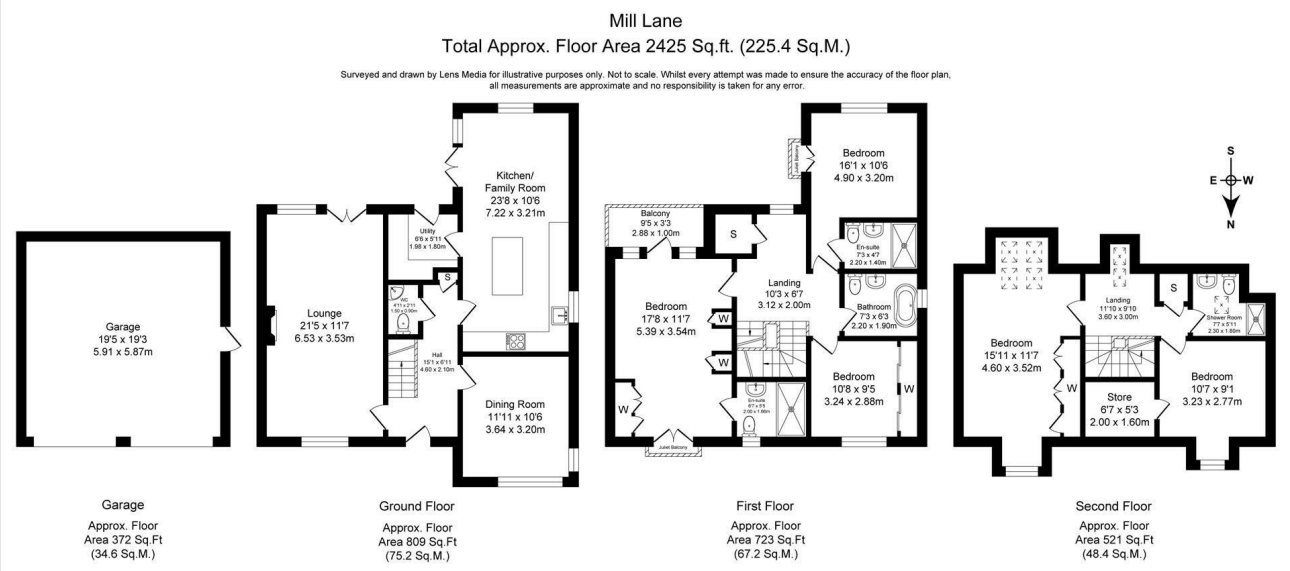
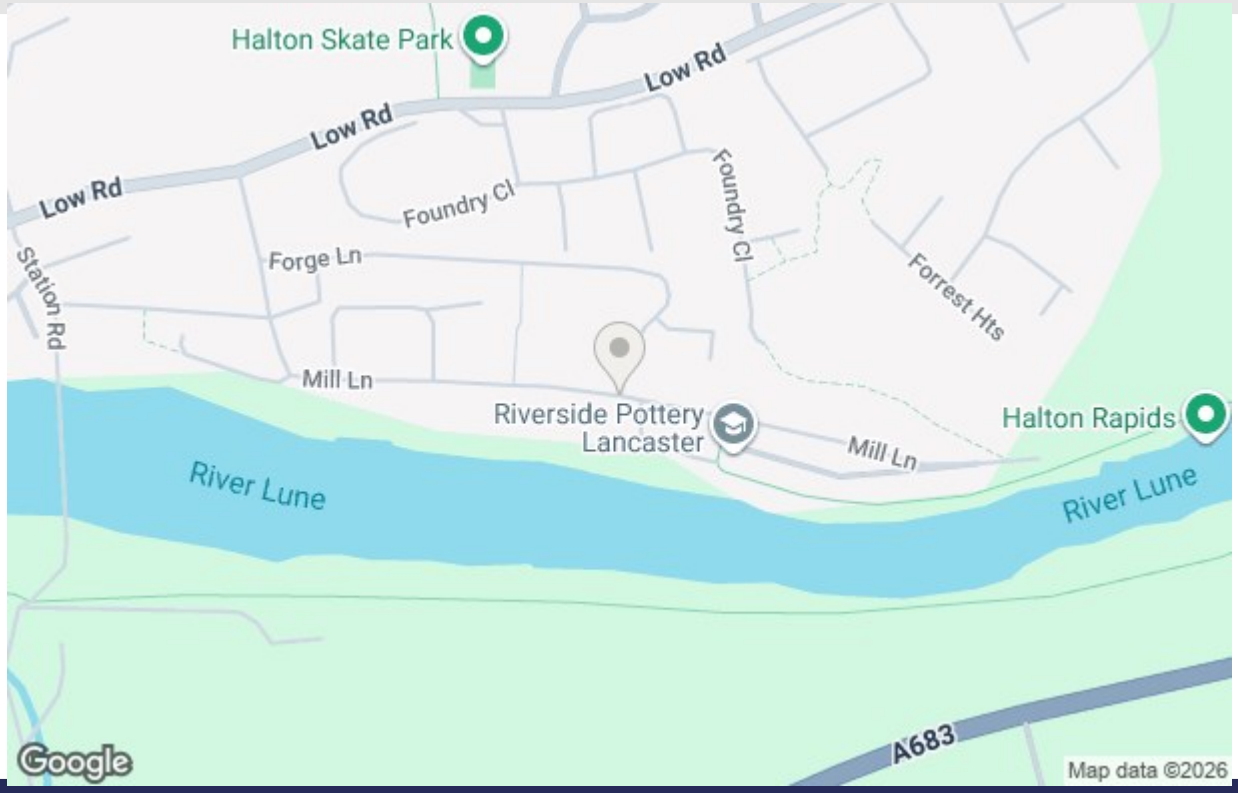
Take a nosey round





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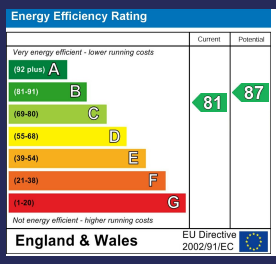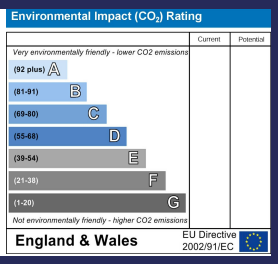
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