

ACCOMMODATION IN DETAIL



BEDROOM THREE (3.28m to wardrobes x 3.50m) (10'9" x 11'6")

uPVC double glazed window with opener to the side elevation. Double panel central heating radiator. Range of fitted wardrobes to one wall with hanging space and storage shelving. Under-eaves storage. Two halogen down lights. Ceiling light point. Four power points.



OUTSIDE THE PROPERTY

FRONT GARDEN

Mainly laid to a block paved patio with raised flower and shrub borders. Dropped kerb off Oak Drive providing off-road parking for several vehicles and leading onto a private driveway leading to the detached garage.

REAR GARDEN

Initially flag paved patio area with steps leading down to a lawn area with mature flower and shrub borders.



GARAGE

Brick built with metal up and over door and pitched roof. uPVC side door. Timber framed single glazed windows to the side and rear elevations. Light and power.

AGENTS NOTES

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Jessops

estate agents



42 Oak Drive Halton, LA2 6QL

Spacious and well presented three bedroom semi-detached bungalow with pleasant views across rolling countryside from the rear. Located in this rural village location on the outskirts of Lancaster, within easy reach of Halton village amenities, Caton village and the idyllic Crook O'Lune. The property is fully double glazed, gas central heated and briefly comprises: front entrance, vestibule, lounge with feature fireplace and open staircase to the first floor, open archway into the dining room with patio door into the conservatory overlooking the rear garden, kitchen with built-in oven & hob and integrated fridge freezer, ground floor bedroom one (accessed off the lounge) with fitted wardrobe, three-piece bathroom/wc, first floor landing and two further double bedrooms (both with fitted wardrobes). Outside there is a low maintenance front garden, side driveway providing off-road parking and leading to the detached garage and there is a pleasant enclosed rear garden with patio seating area and lower lawned garden. Of interest we feel to a range of buyers seeking a versatile, ready to move into home in this popular village location, only a few minutes from the M6 motorway. Internal viewing is highly recommended.

Price Guide – Offers Around £184,950

(Subject to Contract)

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FRONT ENTRANCE

Timber framed front door with full height side light window, leading into:

VESTIBULE (1.70m x 1.05m) (5'7" x 3'6")

Telephone point. Coving. Ceiling light point.

LOUNGE (5.00m x 4.33m into alcove) (16'5" x 14'2")

uPVC double glazed window opener to the front elevation, fitted vertical blinds. Feature fireplace with marble hearth, marble back and surround with inset coal effect electric fire. Two double panel central heating radiators. Television aerial point. Four wall lights. Four halogen down lights. Coving. Ceiling light point. Six power points. Open staircase to the first floor. Access into bedroom one. Open archway into:



DINING ROOM (2.75m x 2.73m) (9'0" x 8'11")

Aluminium framed double glazed sliding patio doors leading into the conservatory. Double panel central heating radiator. Telephone point. Coving. Ceiling light point. Two power points.



CONSERVATORY (3.25m x 3.15m) (10'8" x 10'4")

uPVC double glazed windows to three sides. Double glazed sliding patio door to the rear elevation. uPVC double glazed door to the side elevation. Polycarbonate roof. Double panel central heating radiator. Two ceiling light points. One wall light point. Four power points.



KITCHEN (3.30m x 2.73m) (10'10" x 8'11")

uPVC double glazed window with opener to the rear elevation. Range of base, drawer and wall units with white high gloss fronts, lighting underneath the wall units. Complementary working surfaces in part to four walls with inset one and a half bowl sink with drainer and mixer tap. Part tiled splashback. Integrated double electric oven and grill with four ring electric hob, pull out extractor hood with light over. Integrated fridge freezer. Plumbed for automatic washing machine. Dimplex electric kick panel blow air heater. Coving. Ceiling light point. Ten power points. uPVC double glazed back door leading out onto the raised patio.

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BEDROOM ONE (4.12m x 3.48m) (13'7" x 11'5")

uPVC double glazed window with opener to the front elevation, fitted vertical blinds. Two double panel central heating radiators. Floor to ceiling mirror fronted wardrobe to one wall. Wall mounted shaver point. Coving. Five halogen down lights. Ceiling light point. Six power points.



BATHROOM (3.60m maximum x 2.33m maximum) (11'10" x 7'8")

uPVC patterned double glazed window with opener to the side elevation. Three-piece suite comprising bath with wall mounted Mira shower over, pedestal wash hand basin and low flush wc. Double panel central heating radiator. Floor to ceiling cupboard housing the Vaillant combination boiler and timer controls. Ceiling light point.



FIRST FLOOR

LANDING

Wall mounted thermostat. Floor to ceiling storage cupboard. Ceiling light point.

BEDROOM TWO (4.30m x 3.26m) (14'1" x 10'8")

uPVC double glazed window with two openers to the rear elevation. Double panel central heating radiator. Range of fitted wardrobes, dressing table and chest of drawers to one wall. Under-eaves storage. Telephone point. Ceiling light point. Six power points.