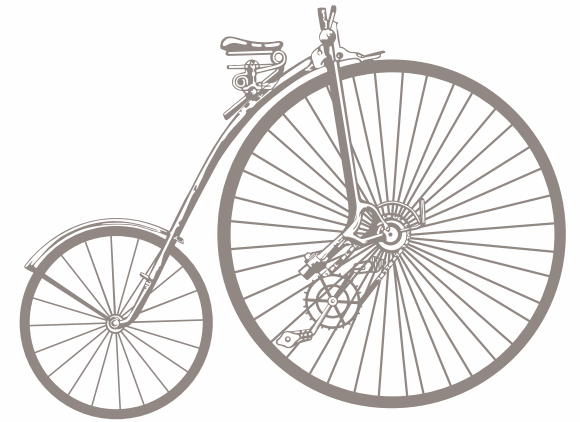


*Penny Stone Road*

HALTON



# PENNY STONE ROAD



Nestled in the heart of Halton, 11 Penny Stone Road stands as a testament to contemporary elegance and thoughtful design. Renovated and re-modelled with a discerning eye for style, this residence has been tastefully extended to the rear, promising to captivate at first sight.

With its meticulous attention to detail, contemporary flair, and enviable location, 11 Penny Stone Road stands as a testament to modern living at its finest.

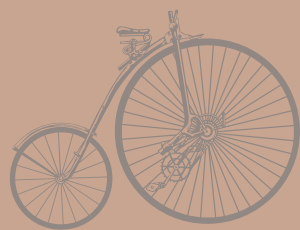








*Take a closer look...*



Property Type:

*Terraced House*

Square Footage:

*784 sqft*

Council Tax Band

*A*

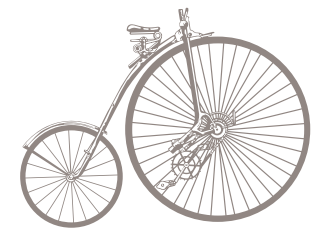
EPC Rating

*C*

Tenure

*Freehold*

# Why Halton?



HALTON VILLAGE, NESTLED WITHIN THE PICTURESQUE LANDSCAPES OF THE LUNE VALLEY, OFFERS A CHARMING BLEND OF HISTORIC CHARACTER AND MODERN CONVENIENCE. STEEPED IN HISTORY, THIS QUAIN T VILLAGE BOASTS A WEALTH OF AMENITIES AND ATTRACTIONS TO DELIGHT RESIDENTS AND VISITORS ALIKE.

AT ITS HEART LIES A VIBRANT VILLAGE CENTRE, WHERE TRADITIONAL STONE BUILDINGS HOUSE BOTH SHOPS AND RESTAURANTS, PROVIDING EVERYTHING FROM DAILY ESSENTIALS TO CULINARY DELIGHTS. THE LOCAL PUB, WITH ITS COSY ATMOSPHERE AND WELCOMING AMBIANCE, SERVES AS A HUB FOR SOCIAL GATHERINGS AND COMMUNITY EVENTS.

NATURE ENTHUSIASTS WILL FIND THEMSELVES SPOILED FOR CHOICE WITH THE ABUNDANCE OF GREEN SPACES AND SCENIC WALKS THAT SURROUND THE VILLAGE. WITH RIVERSIDE STROLLS ALONG THE BANKS OF THE RIVER LUNE WITH CONNECTIONS TO NEIGHBOURING CATON AND LANCASTER, THERE'S NO SHORTAGE OF OPPORTUNITIES TO RECONNECT WITH THE GREAT OUTDOORS.

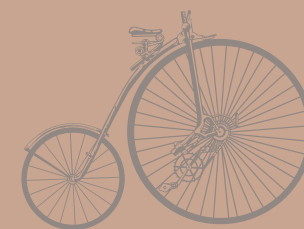
FOR THOSE SEEKING CULTURAL ENRICHMENT, HALTON VILLAGE OFFERS A GLIMPSE INTO ITS RICH PAST THROUGH ITS HISTORIC LANDMARKS AND ARCHITECTURAL TREASURES. THE CHARMING ST. WILFRID'S CHURCH AND SURROUNDING CHARACTER PROPERTIES STAND AS A TESTAMENT TO CENTURIES OF HISTORY AND HERITAGE.

WHEN IT COMES TO TRANSPORT LINKS, HALTON VILLAGE BENEFITS FROM EXCELLENT CONNECTIVITY TO THE WIDER REGION. A WELL-CONNECTED ROAD NETWORK, INCLUDING THE NEARBY M6 MOTORWAY, PROVIDES EASY ACCESS TO NEARBY TOWNS AND CITIES, MAKING COMMUTING A BREEZE. ADDITIONALLY, REGULAR BUS SERVICES OFFER CONVENIENT TRAVEL OPTIONS FOR THOSE LOOKING TO EXPLORE THE SURROUNDING AREA WITHOUT THE NEED FOR A CAR.

## Halton Village







11 PENNY STONE ROAD





PARKING

*On Street*

GARDEN



Outside, the garden unfolds in all its splendour, enjoying an open aspect overlooking school playing fields, offering ample space to relax and entertain amidst the warmth of the sun. A detached outhouse, equipped with both light and power, stands ready to accommodate both storage and leisure needs. At the front, the well-maintained garden sets the home back from the residential road, lending a sense of privacy and charm to this exceptional property. With its meticulous attention to detail, contemporary flair, and enviable location, 11 Penny Stone Road stands as a testament to modern living at its finest.





Zzz...ooo

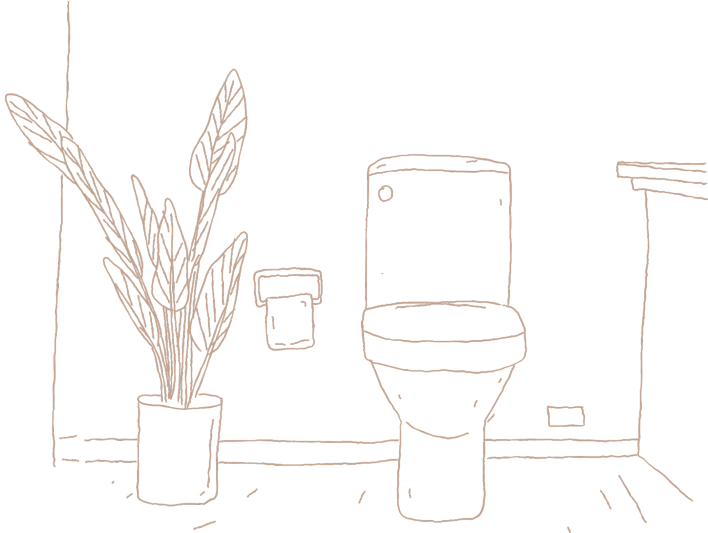












# WHERE CAN I FIND...



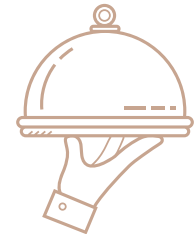
## The Closest School?

St Wilfrids Church of England Primary School is just 400 ft away!



## The Local Shop?

Halton Village Store and Halton Pharmacy are just 0.1 miles from your doorstep.



## A Delicious Meal?

Black's Fish & Chips and it's fabulous menu awaits you, only 0.1 miles away.



## Somewhere Nice to Walk the Dog?

The River Lune Cycle Track can be accessed just 0.4 miles from your home.



## A Refreshing Pint?

The Greyhound is just 0.3 miles away, you could walk home in under 8 minutes!



## Your Local Property Experts?

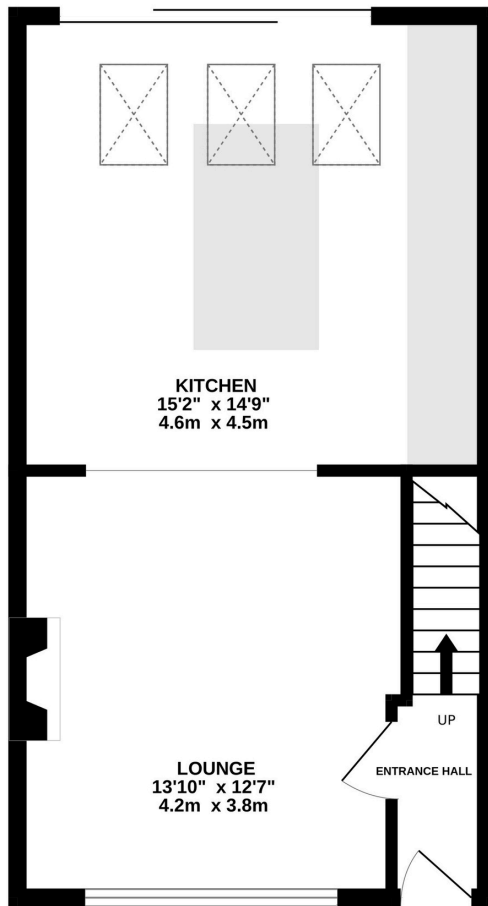
Our office is a 7 minute drive away - pop in to say hello, anytime!



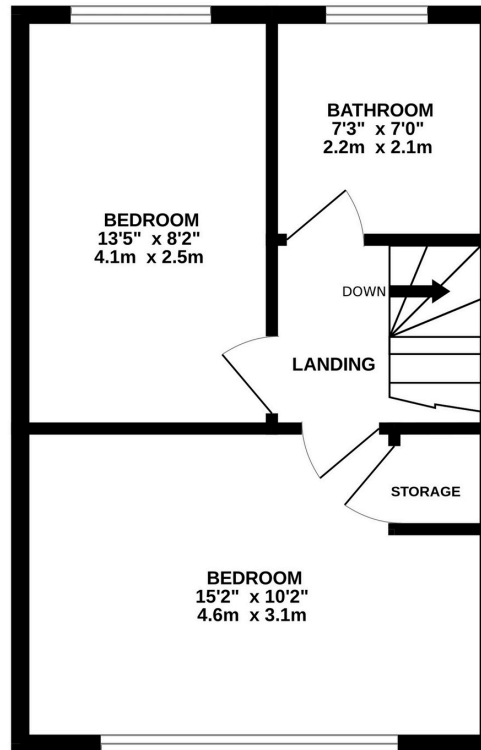








Ground Floor



First Floor

**lunevalley**  
ESTATES.



**Total Floor Area: 784 sq ft (72.8 sq.m) approx.**

Ground Floor: 427 sq.ft (39.6 sq.m) approx.

First Floor: 357 sq.ft (33.2 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

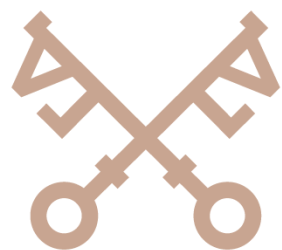




11 Penny Stone Road, Halton, Lancaster, LA2 6QE



///lushly.helpfully.unfounded



**lunevalley**  
**ESTATES.**

015242 56625 | [team@lunevalleyestates.com](mailto:team@lunevalleyestates.com) | [www.lunevalleyestates.com](http://www.lunevalleyestates.com)