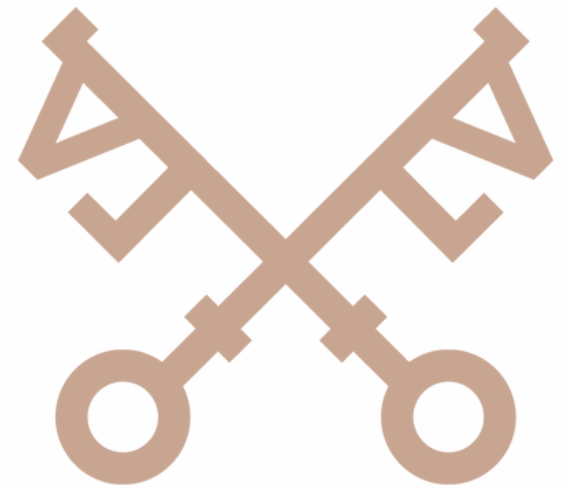




20 Clougha Avenue
Halton

 **lunevalley**
ESTATES.

20 CLOUGH A AVENUE, HALTON



Tucked away on the ever-popular Clougha Avenue in Halton, this impressively large two-bedroom semi-detached bungalow offers the perfect blend of comfort, convenience and charm. It's the ideal setting for growing families, sociable couples, or anyone looking for a future-proof home in one of Lancaster's most sought-after villages. With a new roof replaced in 2019, this is a home that's not only stylish but reassuringly well cared for — ready for you to move straight in and start your next chapter.

Step inside and you're greeted by a bright and airy home that's been thoughtfully updated by the current owners. The generous open-plan reception room is the heart of the house — a place to relax, entertain and make memories. Sunlight pours through the large windows, highlighting the modern finishes, while the wood-burning stove brings a warm, homely glow on winter evenings.





Take a closer look...



Property Type:

*Semi-Detached
Bungalow*

Square Footage:

1356.6 sqft

Council Tax Band:

B

EPC Rating:

E

Tenure

Freehold



Why Halton?

THE VILLAGE OF HALTON IS ONE OF LANCASTER'S MOST DESIRABLE AND WELCOMING COMMUNITIES. SURROUNDED BY OPEN COUNTRYSIDE AND THE BEAUTIFUL RIVER LUNE, IT OFFERS THE BEST OF BOTH WORLDS — A PEACEFUL, RURAL FEEL WITH ALL THE CONVENIENCE OF BEING JUST A FEW MINUTES FROM THE CITY.

FAMILIES ARE PARTICULARLY DRAWN HERE FOR THE HIGHLY REGARDED ST WILFRID'S PRIMARY SCHOOL, AS WELL AS THE SENSE OF COMMUNITY THAT DEFINES VILLAGE LIFE. THE HALTON COMMUNITY CENTRE HOSTS EVERYTHING FROM EXERCISE CLASSES AND CLUBS TO SOCIAL EVENTS AND MARKETS, CREATING A REAL SENSE OF TOGETHERNESS.

THERE'S A VILLAGE SHOP AND POST OFFICE, A POPULAR PUB, AND THE MUCH-LOVED HALTON MILL — A CREATIVE WORKSPACE AND CAFÉ THAT BRINGS LOCALS TOGETHER AND HOSTS REGULAR EVENTS, EXHIBITIONS, AND WORKSHOPS. FOR THOSE WHO LOVE THE OUTDOORS, HALTON IS A HAVEN. THE LUNE VALLEY CYCLE PATH RUNS DIRECTLY THROUGH THE VILLAGE, PROVIDING A TRAFFIC-FREE ROUTE ALL THE WAY INTO LANCASTER AND BEYOND TO MORECAMBE BAY. THE NEARBY FORGE WEIR AND HYDRO ARE BEAUTIFUL SPOTS TO ENJOY A RIVERSIDE WALK, WATCH WILDLIFE, OR SIMPLY UNWIND.

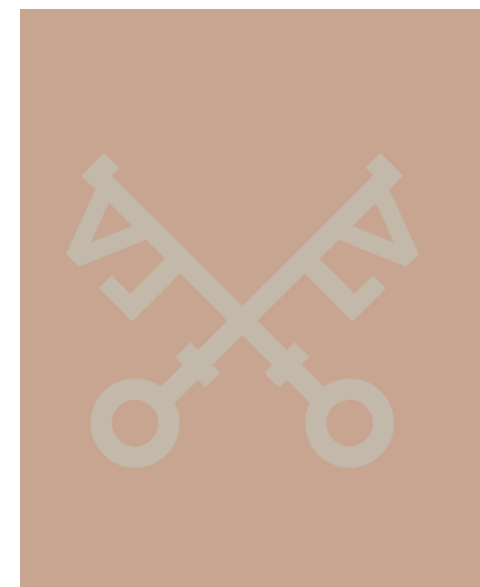
Cougha Avenue, Halton





OUTSIDE, THE TIERED GARDEN IS A TRUE EXTENSION OF THE LIVING SPACE — A PRIVATE, SUN-SOAKED RETREAT WITH A MIX OF PATIO, ARTIFICIAL LAWN AND GRAVEL AREAS TO RELAX, DINE AND ENJOY LONG SUMMER EVENINGS WITH FAMILY AND FRIENDS. THE DRIVEWAY TO THE REAR PROVIDES PARKING FOR SEVERAL CARS, MAKING LIFE JUST THAT LITTLE BIT EASIER.







Zzz...o_o









WHERE CAN I FIND...



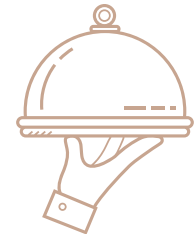
The Closest Schools?

St Wilfred's CofE - 3 Minute Walk
Caton Primary School - 10 Minute Drive



The Local Shop?

"The Top Shops!" - On your doorstep!



A Delicious Meal?

The Red Door Cafe - 15 Minute Walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

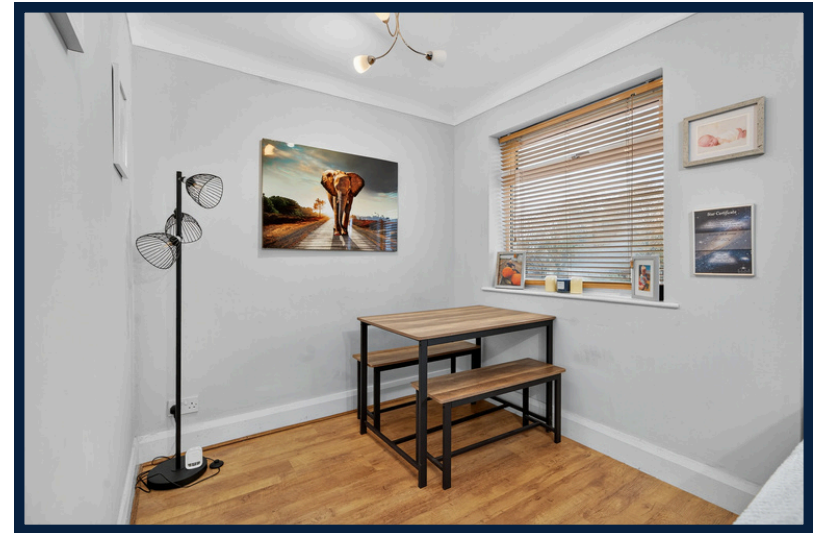
The Greyhound - 10 Minute Walk

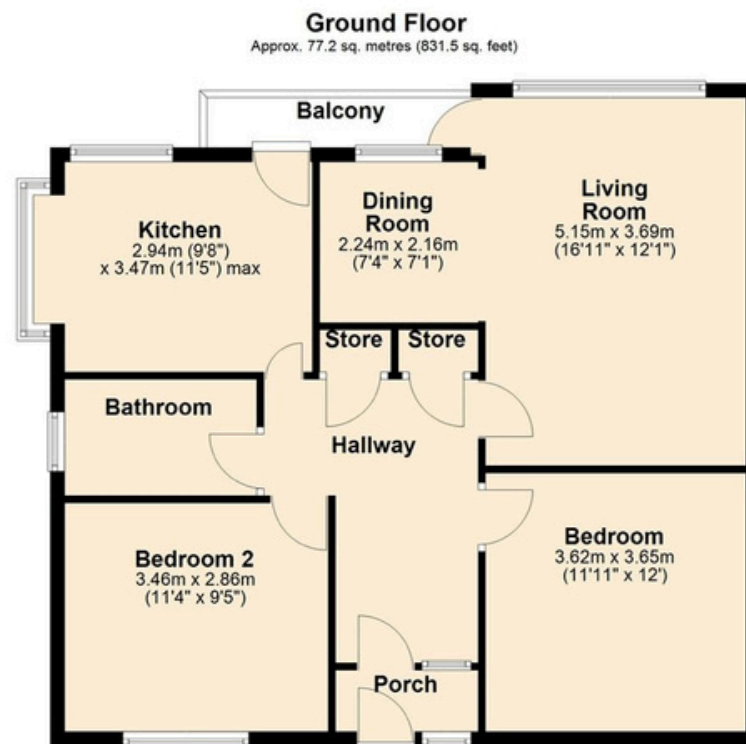
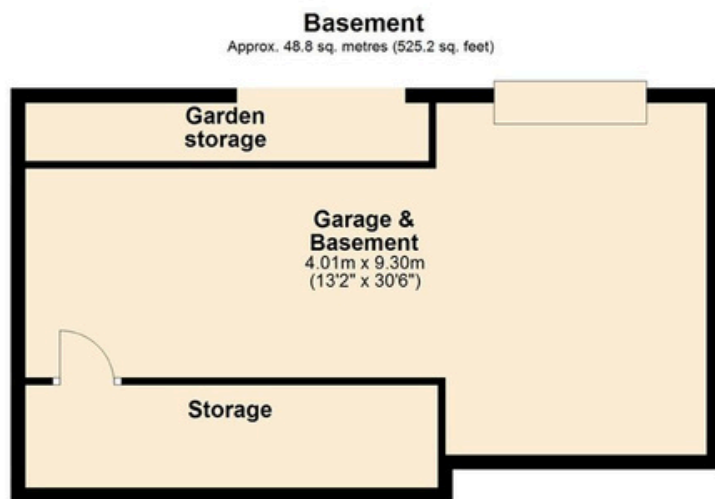


Closest Transport Links

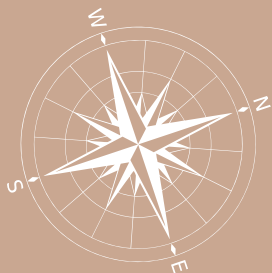
Junction 34 - 5 Minute Drive
Bus Stop Over The Road For
Lancaster & Kirkby Lonsdale







Total area: approx. 126.0 sq. metres (1356.6 sq. feet)



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.

20 Clougha Avenue

Halton

Clougha Avenue, Halton LA2 6NP



///tests.doubts.wired



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