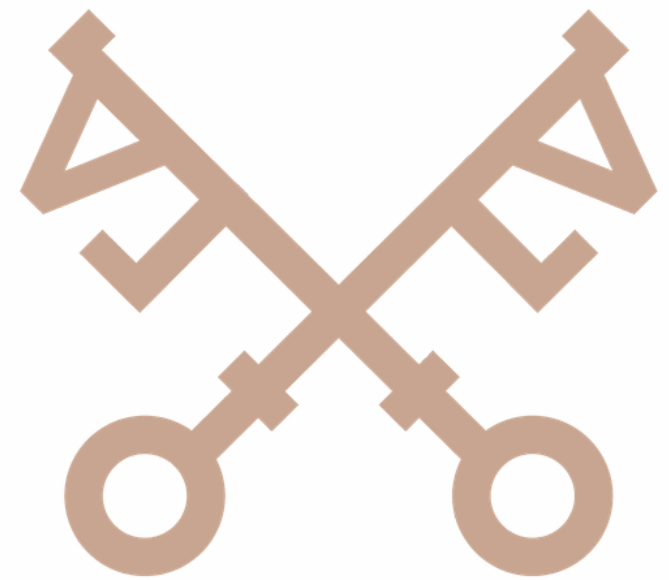




Mill Lane, Halton

 **lunevalley**
ESTATES.

6 MILL LANE, HALTON



Enjoying uninterrupted views across the tree-lined banks of the River Lune, this contemporary four-bedroom townhouse offers spacious, versatile accommodation arranged over three floors, with a setting that brings together modern living and the natural beauty of the surrounding landscape.

Situated in the popular village of Halton, the property is ideally placed for enjoying village life, with local shops, pubs and green spaces all within walking distance. Lancaster city centre, Morecambe and the motorway network are also easily accessible, making this an excellent choice for those seeking a well-connected home without losing touch with the outdoors.

Inside, the layout has been thoughtfully arranged to make the most of the available space, with a generous kitchen diner opening into a sun room at the rear, a substantial first-floor lounge with a balcony overlooking the river, and four bedrooms spread across the upper floors. Further benefits include an en-suite master bedroom with its own balcony, an integral garage, utility room and ground-floor WC, creating a home that combines everyday practicality with some lovely features.

Property Type:

Town House

Square Footage:

1,551sqft

Council Tax Band:

D

EPC Rating:

C

Tenure

Freehold

Take a closer look...





Why Halton?

HALTON IS A POPULAR VILLAGE ON THE BANKS OF THE RIVER LUNE, JUST EAST OF LANCASTER, OFFERING AN APPEALING BALANCE OF VILLAGE LIFE, BEAUTIFUL SURROUNDING COUNTRYSIDE AND EVERYDAY CONVENIENCE. WITH ITS RIVERSIDE WALKS, OPEN GREEN SPACES AND WELCOMING COMMUNITY, IT PROVIDES AN ATTRACTIVE SETTING FOR THOSE LOOKING TO ENJOY A MORE RELAXED PACE OF LIFE WHILE REMAINING WELL CONNECTED.

THE VILLAGE HAS A GOOD RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, A POST OFFICE, A PHARMACY, DOCTORS' SURGERY, PRIMARY SCHOOL, CAFÉS AND TRADITIONAL PUBS. THE GREYHOUND PROVIDES A POPULAR LOCAL MEETING PLACE, WHILE THE VILLAGE COMMUNITY CENTRE OFFERS A HUB FOR ACTIVITIES AND EVENTS. THE SURROUNDING COUNTRYSIDE IS IDEAL FOR WALKING AND CYCLING, WITH THE SCENIC CROOK O'LUNE NEARBY, OFFERING PICTURESQUE RIVERSIDE TRAILS AND FAR-REACHING VIEWS ACROSS THE LUNE VALLEY.

6 Mill Lane





FOR COMMUTERS, LANCASTER CITY CENTRE IS APPROXIMATELY THREE MILES AWAY, PROVIDING A WIDER SELECTION OF SHOPS, RESTAURANTS, LEISURE FACILITIES AND HIGHLY REGARDED SCHOOLS, ALONGSIDE A MAINLINE RAILWAY STATION WITH SERVICES TO DESTINATIONS INCLUDING MANCHESTER, PRESTON AND LONDON. JUNCTION 34 OF THE M6 IS ALSO WITHIN EASY REACH, OFFERING CONVENIENT CONNECTIONS FOR TRAVEL FURTHER AFIELD, WHILE MORECAMBE AND THE COAST ARE READILY ACCESSIBLE BY ROAD.

COMBINING A SCENIC RIVERSIDE SETTING WITH A STRONG VILLAGE COMMUNITY AND EXCELLENT TRANSPORT LINKS, HALTON REMAINS A SOUGHT-AFTER LOCATION FOR THOSE LOOKING TO ENJOY THE BEST OF VILLAGE AND COUNTRYSIDE LIVING WITHOUT FEELING REMOVED FROM THE CONVENIENCES OF THE CITY.





INSIDE, THE LAYOUT HAS BEEN THOUGHTFULLY ARRANGED TO MAKE THE MOST OF THE AVAILABLE SPACE, WITH A GENEROUS KITCHEN DINER OPENING INTO A SUN ROOM AT THE REAR, A SUBSTANTIAL FIRST-FLOOR LOUNGE WITH A BALCONY OVERLOOKING THE RIVER, AND FOUR BEDROOMS SPREAD ACROSS THE UPPER FLOORS. FURTHER BENEFITS INCLUDE AN EN-SUITE MASTER BEDROOM WITH ITS OWN BALCONY, AN INTEGRAL GARAGE, UTILITY ROOM AND GROUND-FLOOR WC, CREATING A HOME THAT COMBINES EVERYDAY PRACTICALITY WITH SOME LOVELY FEATURES.

THE PROPERTY'S ELEVATED OUTLOOK TOWARDS THE RIVER LUNE IS A DEFINING FEATURE, WITH THE SURROUNDING TREES AND RIVERSIDE LANDSCAPE PROVIDING AN ATTRACTIVE BACKDROP TO EVERYDAY LIFE.









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WHERE CAN I FIND...



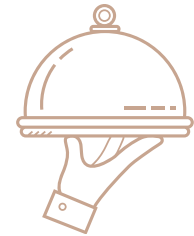
The Closest Schools?

St Wilfred's CofE - 3 Minute Drive
& 10 Minute Walk



The Local Shop?

The Premier - 3 Minute Drive
& 8 Minute Walk



A Delicious Meal?

The Red Door Cafe - 2
Minute Drive & 14 Minute
Walk



Somewhere Nice to Walk
the Dog?

Miles of endless rambling
right on your doorstep!
Cycle Track - 10 Minute Walk



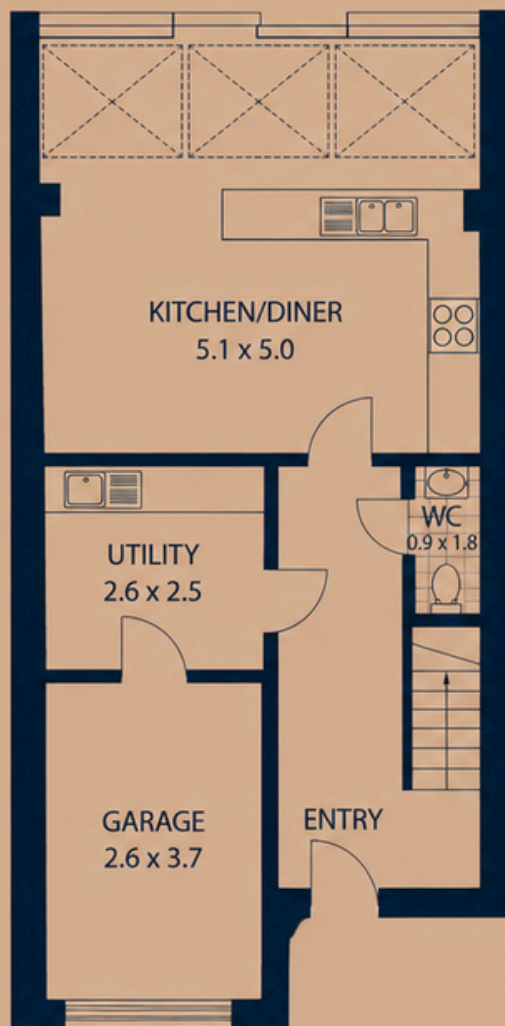
A Refreshing Pint?

The Greyhound - 8 Minute Walk

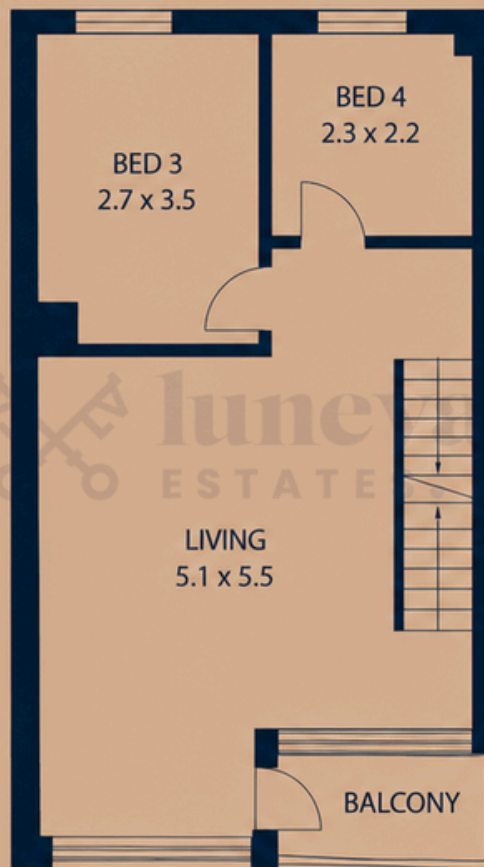


Closest Transport Links

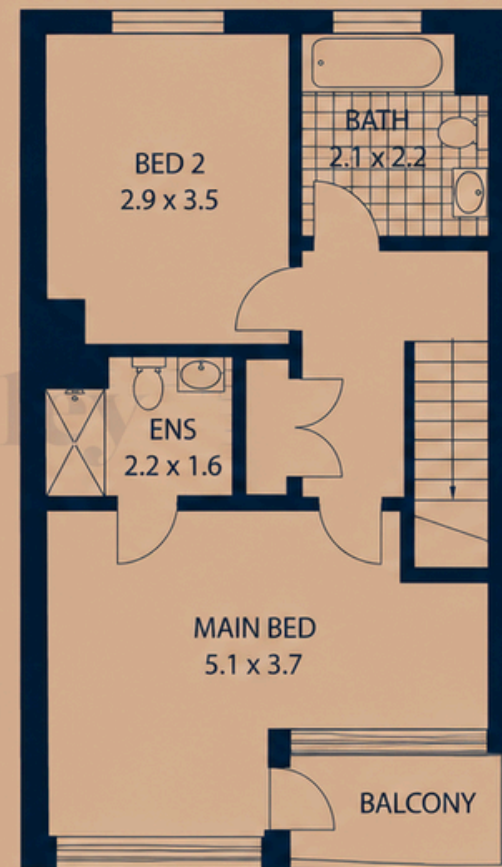
Bus - Community Centre Stop
- 3 Minute Walk
Rail - Lancaster Station - 16
Minute Drive
Junction 34 - 5 Minute Drive



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

6 Mill Lane, Halton, Lancaster LA2 6ND

INTERNAL AREA = 144.1 SQ.M - 1,551 SQ.FT

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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.

6 Mill Lane,

Halton

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