

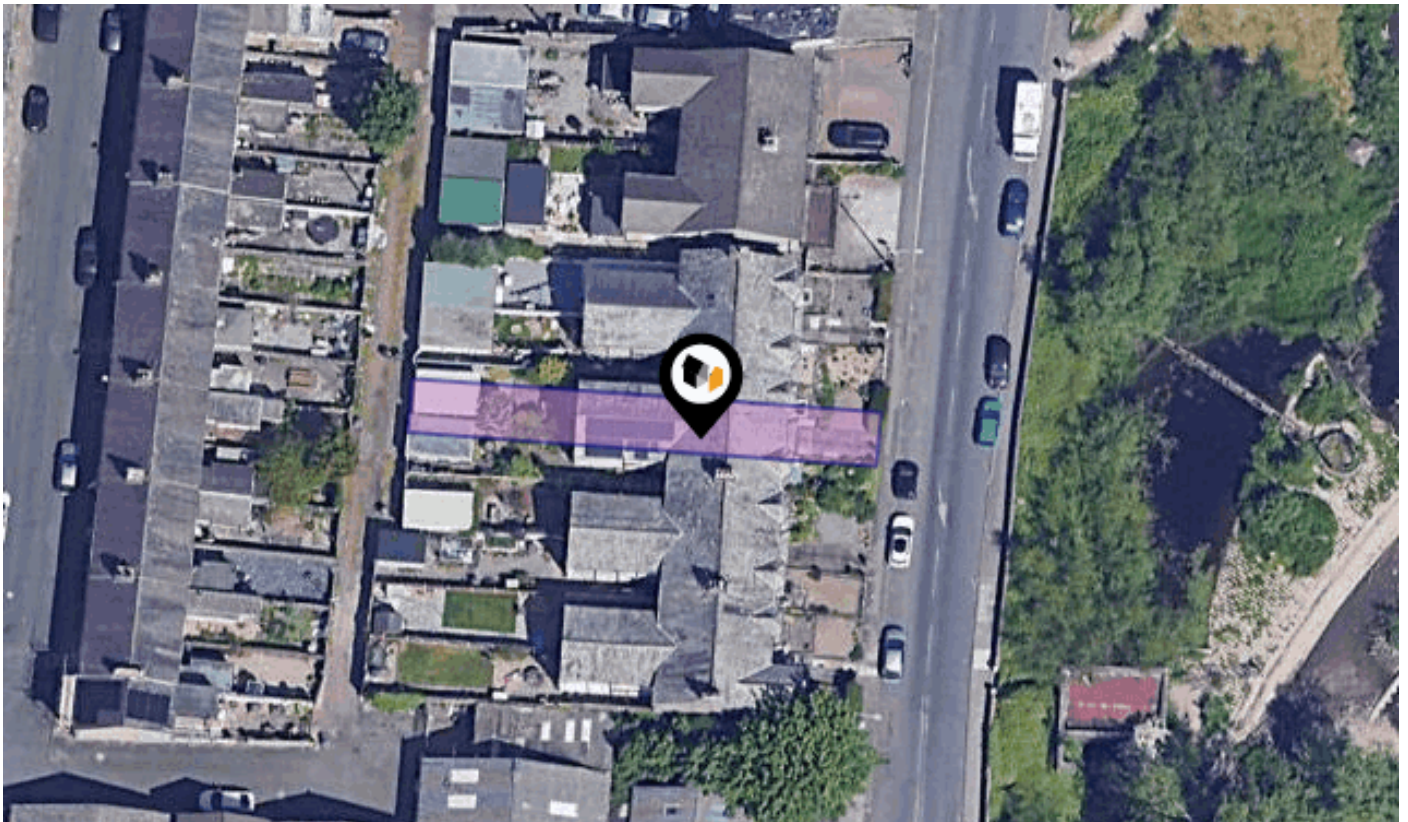


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th November 2023



HALTON ROAD, LANCASTER, LA1

Asking Price : £250,000

JDG Estate Agents

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Welcome to Halton Road

Halton Road itself stretches 3.5 miles northeast along the River Lune, connecting Lancaster to the quaint village of Halton. Enjoy breath-taking views of the historic Lune Viaduct and convenient access to the local cycle path and scenic walks leading to idyllic picnic spots at Crook o' Lune.

This family-friendly neighbourhood boasts two nearby primary schools and a high school, all easily reached on foot. Various convenience stores and amenities are within walking distance, while the Bay Gate Way is a short drive down the A6, providing effortless access to locations like Morecambe and further afield via the M6.

Property overview

This charming period residence, offering 3 to 4 bedrooms, boasts captivating views of the River Lune and its picturesque Weir. The dedicated current owners have undertaken significant renovations, including the creation of an inviting open-plan ground floor. This space now comprises a bay-fronted lounge, a dining room, and a sleek galley-style kitchen with elegant French doors that lead to the secluded rear courtyard. An extension has been thoughtfully added, featuring a convenient ground floor shower room.

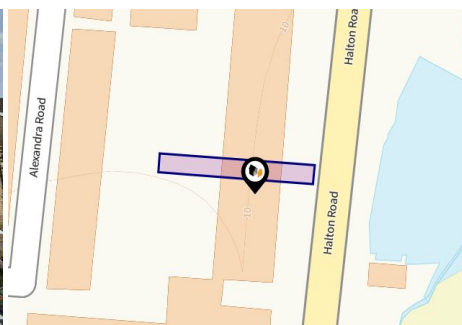
Ascending to the first floor, you'll find three generously sized double bedrooms, including an inviting bay fronted master bedroom with some simply incredible and picturesque views of the River Lune. Keep your eyes peeled for a diverse array of wildlife! Serving the bedrooms is a contemporary, well-proportioned bathroom to the centre of the home.

The basement has been meticulously transformed and fully tanked, now serving as a home office or a potential fourth bedroom. Outside, a delightful courtyard provides the perfect setting for relaxation, and there is a separate garage for your convenience.

This home exudes timeless beauty with its original features, including the captivating stained and leaded vestibule door that warmly welcomes you upon entry.

Additional information

- Beautifully presented period home with stunning views of the River Lune and Weir
- Double glazed and gas central heated throughout (boiler is located in the kitchen and was installed July 2021 with an extended guarantee including parts and labour until 28/7/31)
- New kitchen installed 2018 along with damp proof course to both sides of kitchen
- The loft space was fully insulated in 2008 + all the roofing felt and batons were replaced on the front and rear roof approximately 2015
- Small side extension added to incorporate a ground floor shower room
- The rear of the property was taken back to brick and rendered in 2012 and the garage was re wired in 2010



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,345 ft ² / 125 m ²
Plot Area:	0.04 acres
Year Built :	1899
Council Tax :	Band B
Annual Estimate:	£1,628
Title Number:	LAN29984
UPRN:	100010467298

Last Sold £/ft ² :	£124
Asking Price:	£250,000
Tenure:	Freehold

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6	47	9000
mb/s	mb/s	mb/s

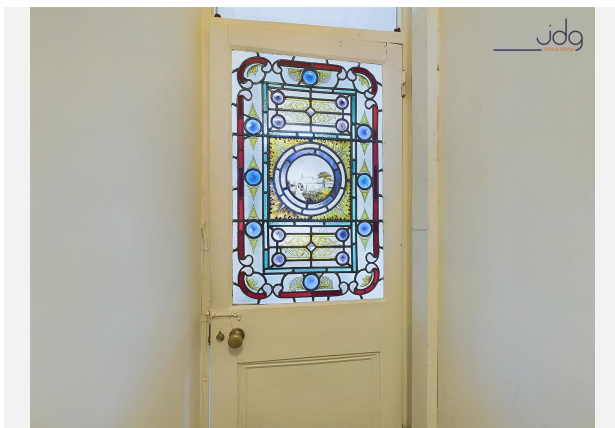
Mobile Coverage: (based on calls indoors)

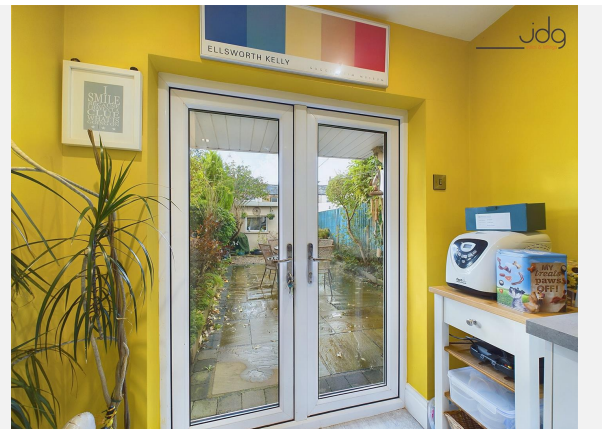


Satellite/Fibre TV Availability:

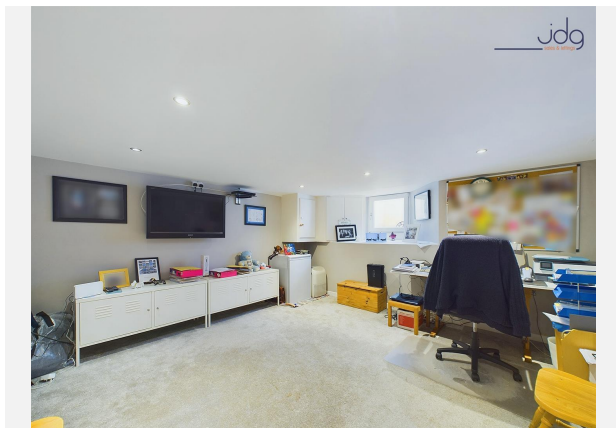
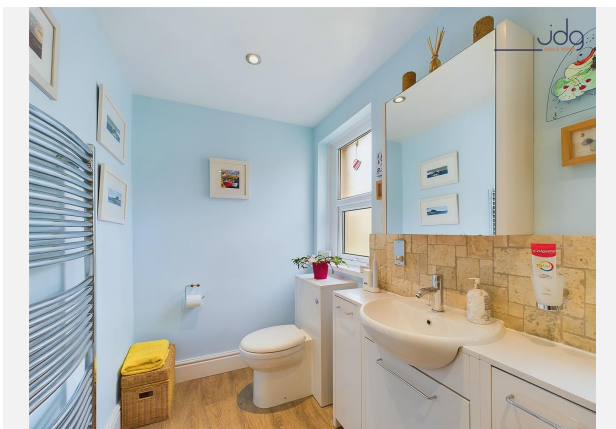


Gallery Photos





Gallery Photos

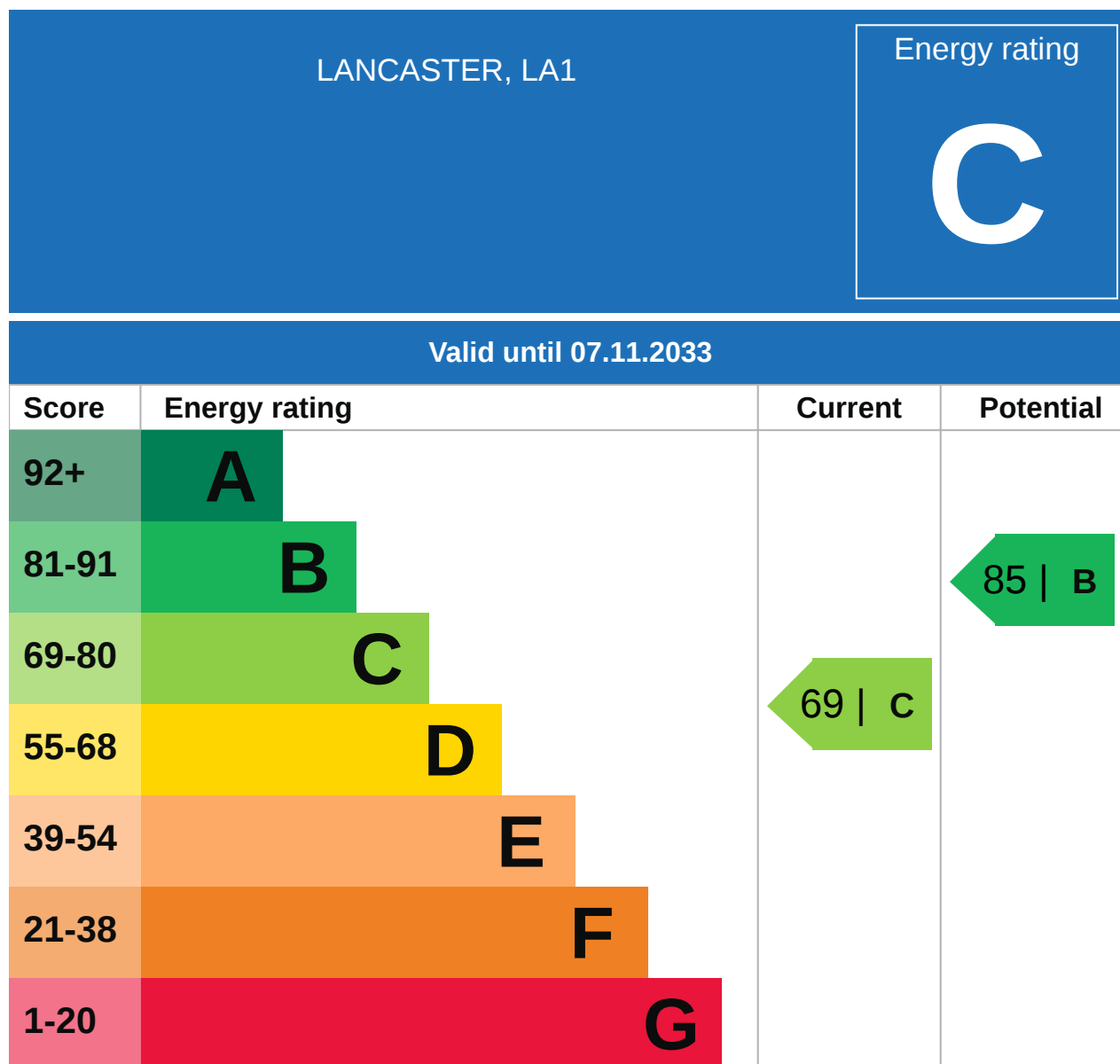


HALTON ROAD, LANCASTER, LA1



Property

EPC - Certificate



Property

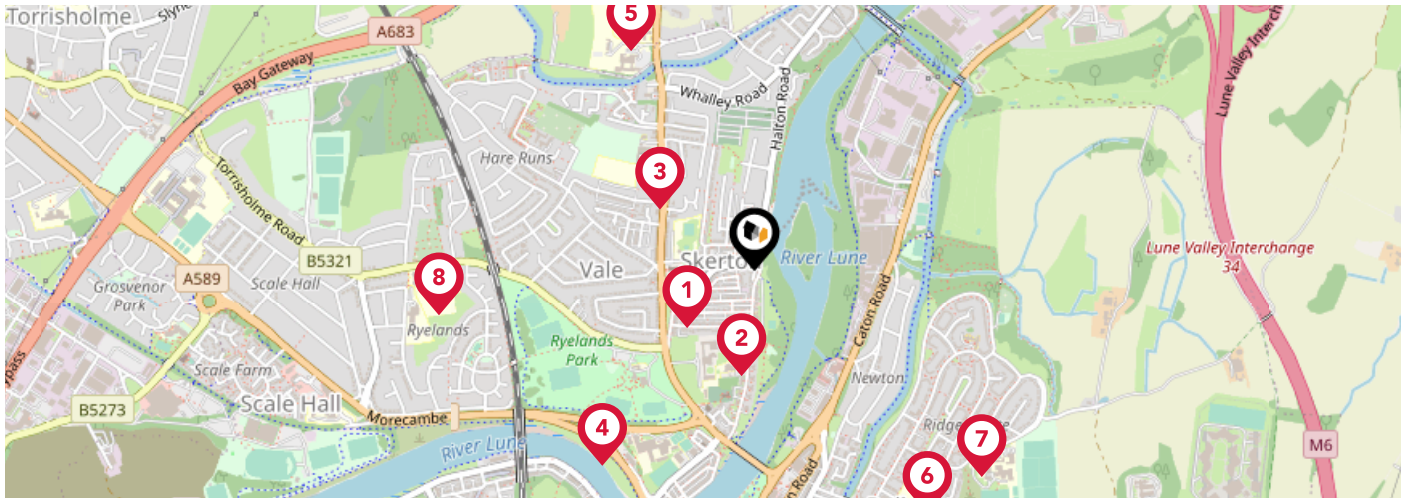
EPC - Additional Data



Additional EPC Data

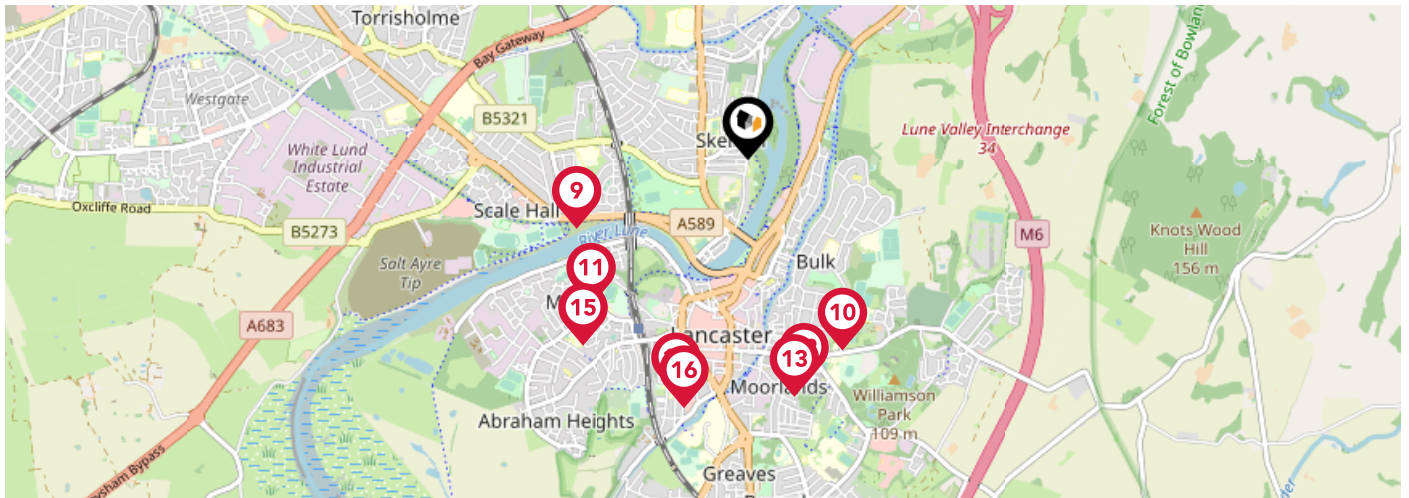
Property Type:	Mid-terrace house
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 77% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	125 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School, Lancaster Ofsted Rating: Special Measures Pupils: 185 Distance:0.19	☐	☒	☐	☐	☐
2	Chadwick High School Ofsted Rating: Good Pupils: 36 Distance:0.23	☐	☐	☒	☐	☐
3	Skerton St Luke's Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:0.24	☐	☒	☐	☐	☐
4	Our Lady's Catholic College Ofsted Rating: Requires Improvement Pupils: 884 Distance:0.54	☐	☐	☒	☐	☐
5	Beaumont College - A Salutem/Ambito College Ofsted Rating: Good Pupils:0 Distance:0.54	☐	☐	☒	☐	☐
6	Castle View Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.65	☐	☒	☐	☐	☐
7	Central Lancaster High School Ofsted Rating: Good Pupils: 555 Distance:0.67	☐	☐	☒	☐	☐
8	Lancaster Ryelands Primary School Ofsted Rating: Good Pupils: 411 Distance:0.69	☐	☒	☐	☐	☐

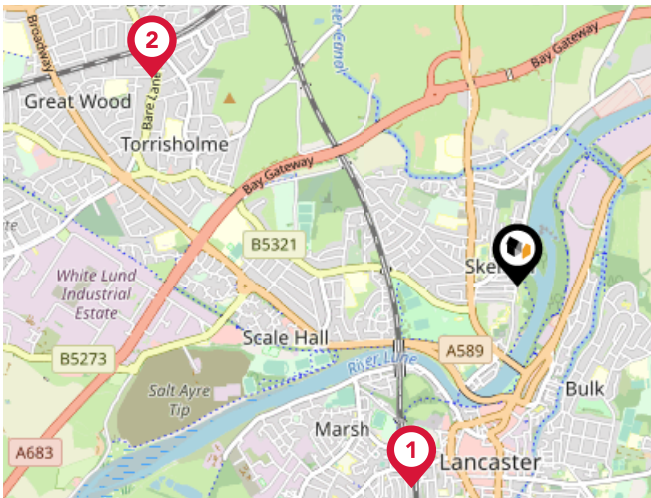
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Loyne Specialist School Ofsted Rating: Outstanding Pupils: 117 Distance:0.8	☐	☒	☒	☐	☐
	Lancaster Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.93	☐	☒	☐	☐	☐
	Lancaster Steiner School Ofsted Rating: Requires improvement Pupils: 30 Distance:0.93	☐	☒	☐	☐	☐
	Lancaster Royal Grammar School Ofsted Rating: Good Pupils: 1149 Distance:1.02	☐	☐	☒	☐	☐
	The Cathedral Catholic Primary School, Lancaster Ofsted Rating: Good Pupils: 203 Distance:1.05	☐	☒	☐	☐	☐
	Lancaster Dallas Road Community Primary School Ofsted Rating: Good Pupils: 417 Distance:1.07	☐	☒	☐	☐	☐
	Willow Lane Community Primary School Ofsted Rating: Good Pupils: 195 Distance:1.08	☐	☒	☐	☐	☐
	Lancaster Girls' Grammar School Ofsted Rating: Outstanding Pupils: 958 Distance:1.11	☐	☐	☒	☐	☐

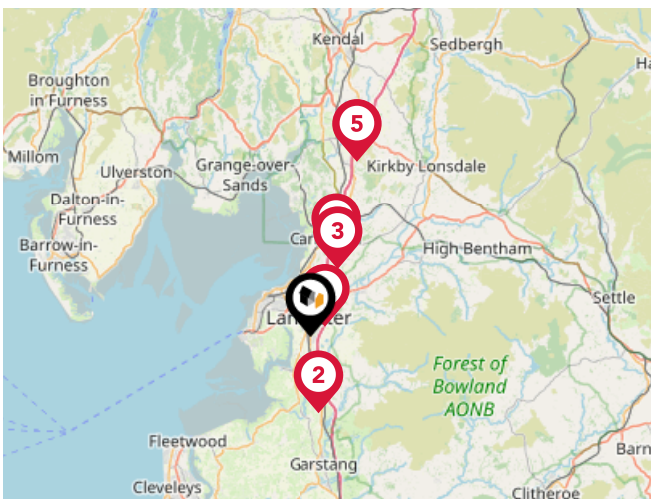
Area

Transport (National)



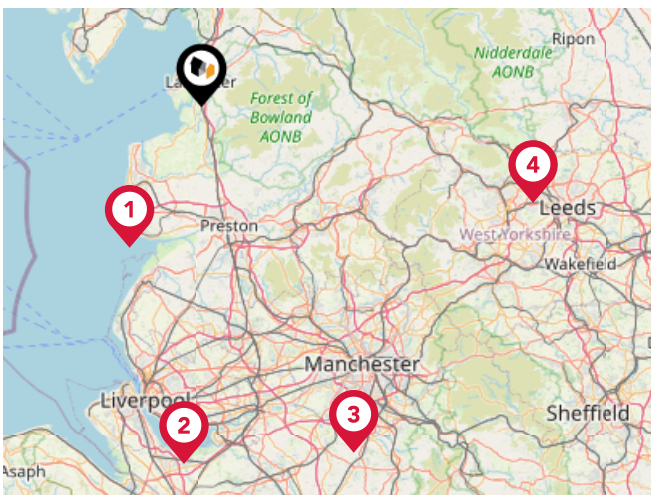
National Rail Stations

Pin	Name	Distance
1	Lancaster Rail Station	0.99 miles
2	Bare Lane Rail Station	1.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	1.23 miles
2	M6 J33	5.38 miles
3	M6 J35	4.95 miles
4	A601(M) J35A	5.79 miles
5	M6 J36	12.52 miles

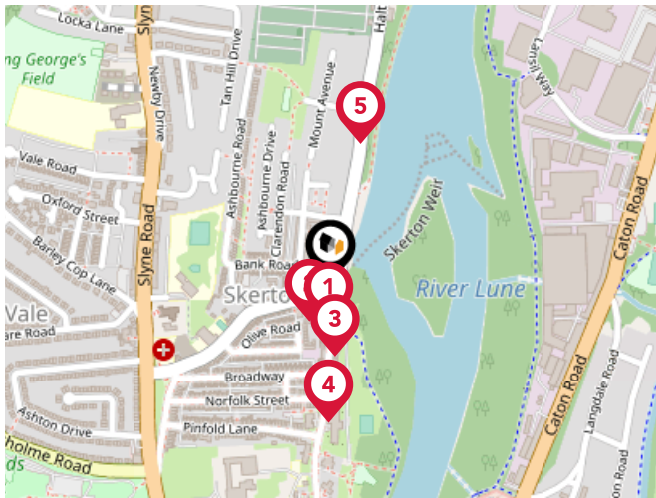


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	22.01 miles
2	Liverpool John Lennon Airport	50.11 miles
3	Manchester Airport	52.97 miles
4	Leeds Bradford International Airport	48.11 miles

Area

Transport (Local)



Bus Stops/Stations

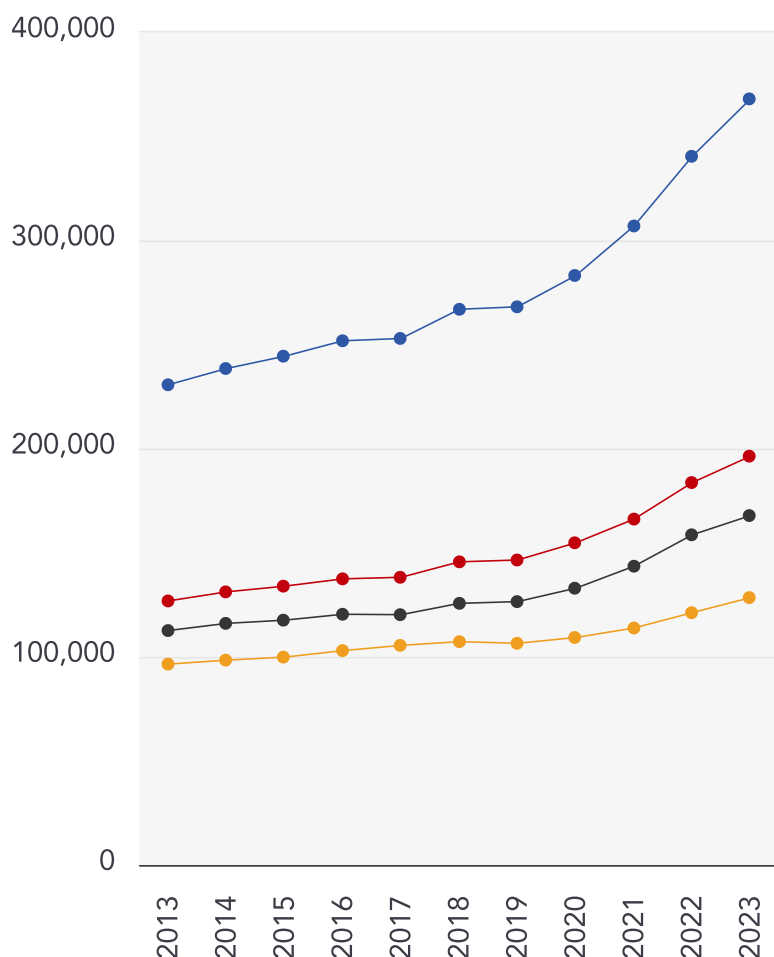
Pin	Name	Distance
1	Daisy Street	0.05 miles
2	Daisy Street	0.05 miles
3	Main Street	0.08 miles
4	Norfolk Street	0.15 miles
5	Hill Road	0.16 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LA1



Detached

+59.53%

Semi-Detached

+54.82%

Terraced

+49.03%

Flat

+33.1%

Testimonial 1



JDG is a very experienced agency and I cannot recommend their professional services strongly enough to anyone who wants to sell their house using a reliable, honest, and efficient team of people. The communication and good advice were just two of the benefits constant throughout the process. Thank you, John, Michelle and Louisa.

Testimonial 2



We had been on the market for seven months with an estate agent and no offers. We decided to go with JDG as they had good reviews. The house was sold two days after going live with them. The whole process from start to finish was professionally handled.

Testimonial 3



I really couldn't find any fault with the service provided, from start to finish the communication was brilliant, they kept us up to date on all progress and issues and ultimately did what we wanted which was to sell our house. From creating the listing to feedback from viewings, everything was as or better than expected. I would use them again for sure and have no hesitation in recommending them to anyone else.

Testimonial 4



The experience with JDG has been exceptional throughout. Every member of the team we had contact with was professional and demonstrated a real passion for what they do. We were making a big move to an island in Scotland and again they showed understanding of that challenge and could not have been more helpful.



/JDGEstateAgents



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JDG Estate Agents

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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