



Forest Heights

HALTON



71 FOREST HEIGHTS



Welcome to 71 Forest Heights, a stunning four-bedroom detached property nestled in the charming village of Halton. This home offers a perfect blend of modern luxury and tranquil surroundings - ideal for families seeking both comfort and convenience within the Lune Valley.

As you approach the property, you are greeted by the striking front elevation, adorned with a manicured lawn with established borders. A double driveway leads to the large garage, providing ample parking space. The contemporary black front door, accompanied by a full-length frosted sidelite window, sets the tone for the stylish interiors within.





Take a closer look...



Property Type:

Detached House

Square Footage:

1774 sqft

Council Tax Band

E

EPC Rating

B

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.

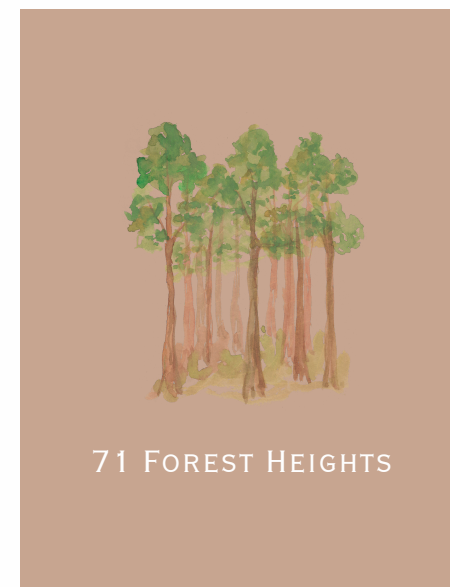
NATURE ENTHUSIASTS WILL FIND THEMSELVES SPOILED FOR CHOICE WITH THE ABUNDANCE OF GREEN SPACES AND SCENIC WALKS THAT SURROUND THE VILLAGE. WITH RIVERSIDE STROLLS ALONG THE BANKS OF THE RIVER LUNE WITH CONNECTIONS TO NEIGHBOURING CATON AND LANCASTER, THERE'S NO SHORTAGE OF OPPORTUNITIES TO RECONNECT WITH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





71 FOREST HEIGHTS



GARAGE



PARKING



GARDEN



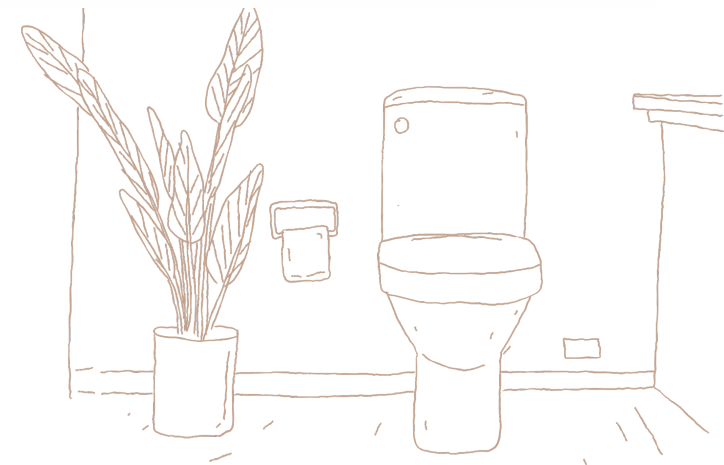
Externally, the south-facing rear garden provides a private outdoor sanctuary, complete with a sunny patio space and natural fencing in the form of hedging. Perfect for entertaining and relaxing, this space enjoys sunlight throughout the day, making it ideal for summer gatherings with family and friends.

Located in the picturesque village of Halton, residents of Forest Heights benefit from easy access to a range of amenities, including shops, schools, and recreational facilities. The village also boasts excellent transport links, with the nearby M6 motorway and Bay Gateway, in addition to public transportation options ensuring easy connectivity to surrounding areas.









WHERE CAN I FIND...



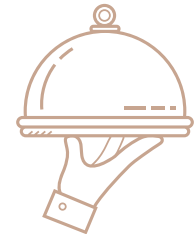
The Closest School?

St Wilfrids Church of England Primary School is just 0.8 miles away!



The Local Shop?

Halton Village Store and Halton Pharmacy are just 0.6 miles from your doorstep.



A Delicious Meal?

Black's Fish & Chips and it's fabulous menu awaits you, only 0.6 miles away.



Somewhere Nice to Walk the Dog?

The River Lune Cycle Track can be accessed just 0.9 miles from your home.



A Refreshing Pint?

The Greyhound is just 0.8 miles away, you could walk home in just 15 minutes!

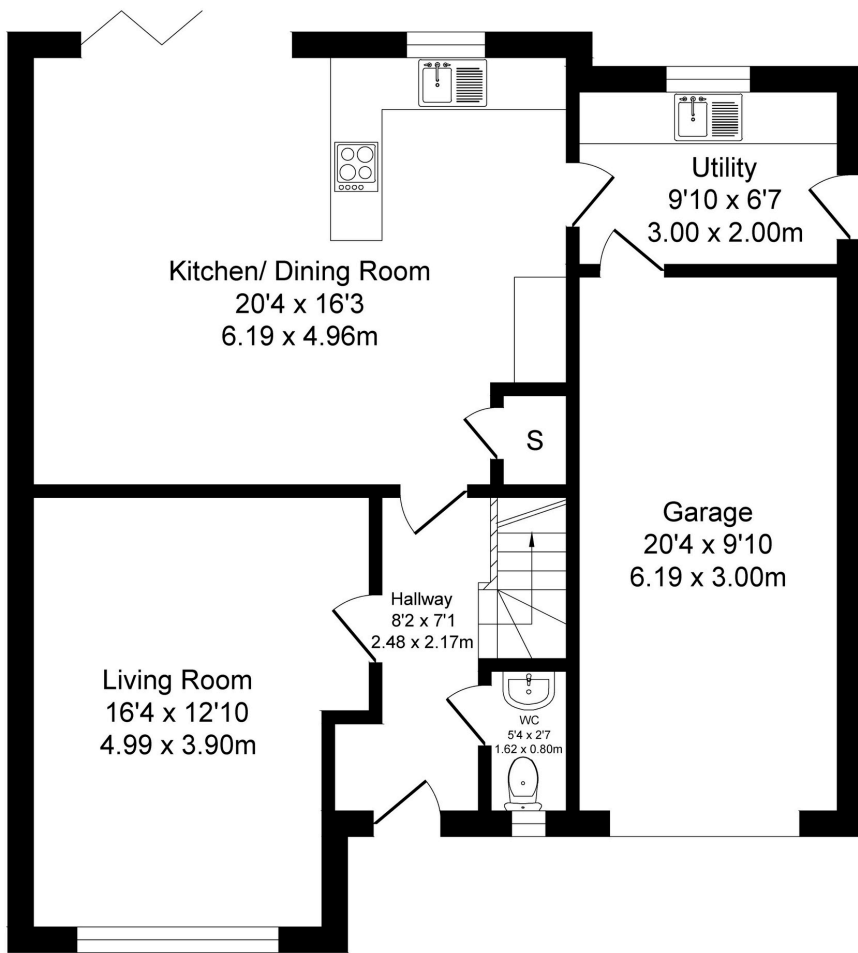


Your Local Property Experts?

Our office is a 6 minute drive away - pop in to say hello, anytime!

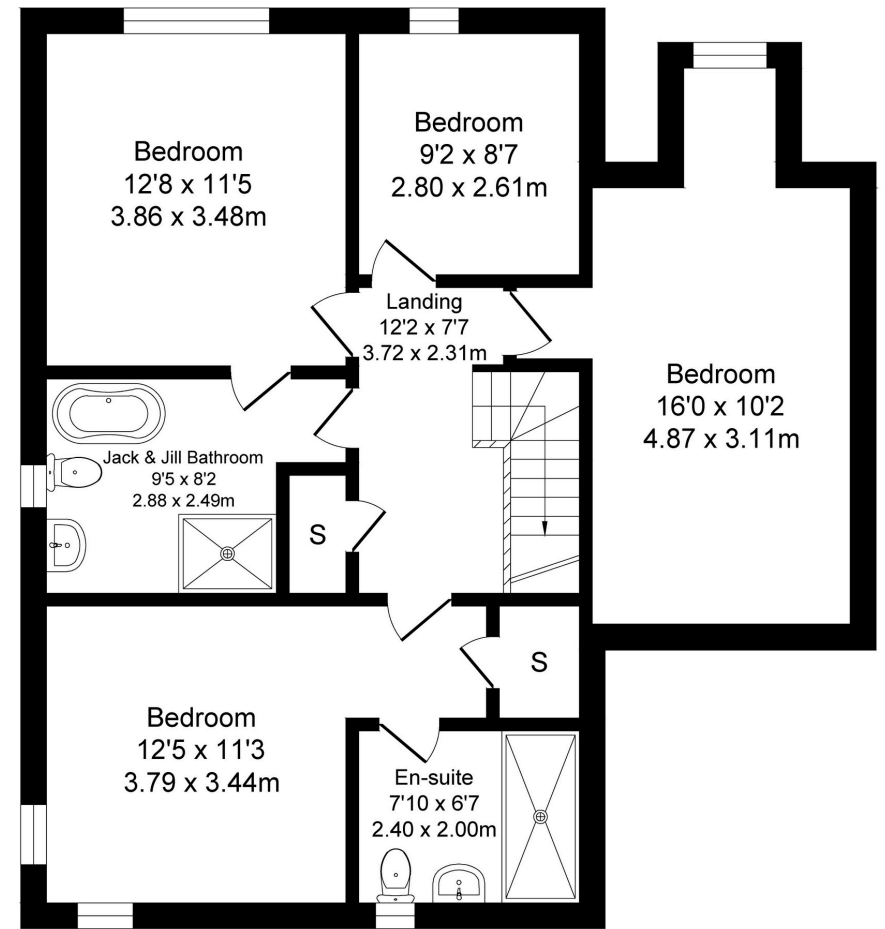




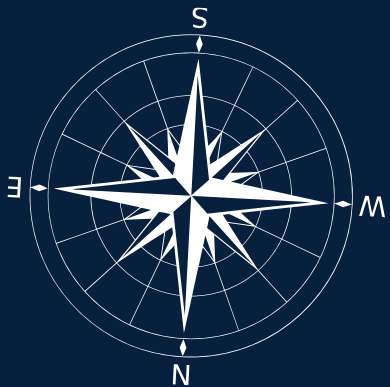


Ground Floor

AV
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First Floor

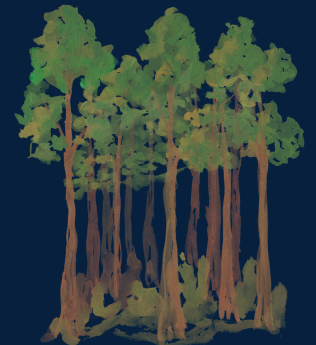


Total Floor Area: 1774 sq ft (164.8 sq.m) approx.

Ground Floor: 914 sq.ft (84.9 sq.m) approx.

First Floor: 860 sq.ft (79.9 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.

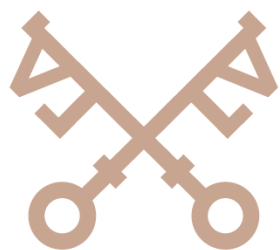




71, Forest Heights, Halton, Lancaster LA2 6FH



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