

35b Forest Heights

Halton





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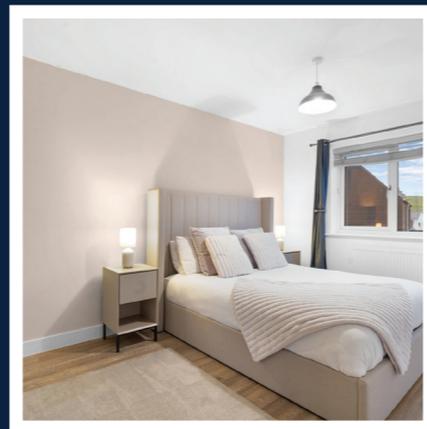
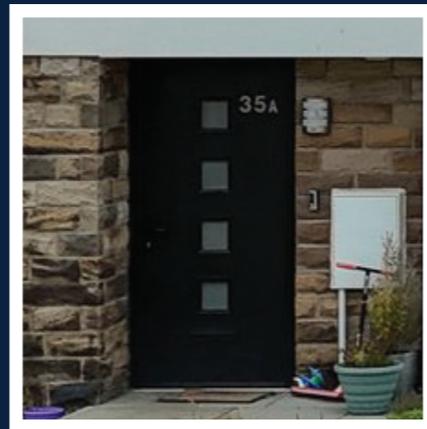
Welcome to 35B Forest Heights, a beautifully presented modern home tucked away in the thriving village of Halton, just moments from Lancaster and the River Lune. This is one of those properties that instantly makes you feel at home the moment you step through the door. Bright, welcoming and thoughtfully designed, it offers that ideal mix of contemporary comfort and village charm.

The location couldn't be better. You're right on the edge of Lancaster, so city conveniences are within easy reach, yet Halton has a lovely

community feel and plenty of green space to enjoy. The River Lune is on your doorstep, perfect for weekend strolls, dog walks or a bit of fresh air after a busy day.

Inside, the house has been cleverly laid out to suit a range of buyers. Whether you're a first-time buyer looking for a smart, move-in ready home, a young family wanting a safe and friendly neighbourhood, or someone hoping to downsize without giving up space or style, this property ticks all the boxes. There's a real sense of light and flow throughout, making it as practical as it is inviting.

This is modern living with a countryside twist: peaceful surroundings, a welcoming village atmosphere and all the essentials close at hand.



3 BEDS



2 BATHS

- Peaceful and friendly community setting within a modern and well-kept development.
- Perfect for first-time buyers or downsizers seeking a stylish and low-maintenance lifestyle.
- Private enclosed garden with patio and lawn, ideal for relaxing or entertaining outdoors.



Take a closer look...



Property Type:

Semi-Detached

Square Footage:

906.5 sqft

Council Tax Band:

C

EPC Rating:

B

Tenure:

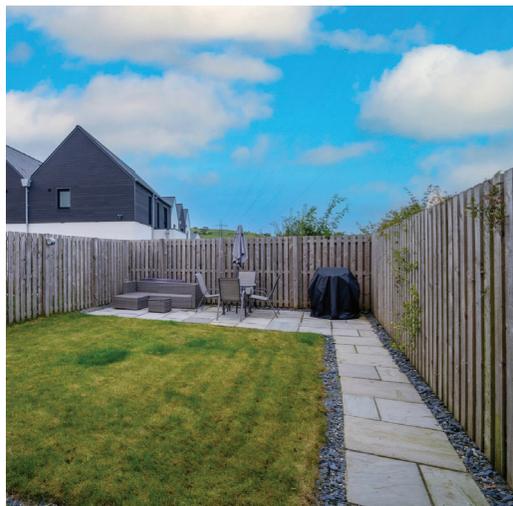
Freehold

Why Halton?



Set within a friendly, modern development, Forest Heights enjoys a wonderful sense of community – neighbours wave, children play safely, and the surrounding greenery provides a peaceful backdrop. Yet you're never far from everything you need. Halton is a village that truly has it all: a vibrant local community, excellent amenities including a shop, pub, café, and post office, and endless walking and cycling routes along the nearby Lune Valley Trail.

For families, Halton St Wilfrid's Primary School is highly regarded, and the village falls within catchment for Lancaster's excellent secondary schools. Commuters will love the easy access to the M6 motorway (Junction 34), while Lancaster city centre, with its shops, restaurants, and train station, is just a few minutes away.



The Garden



Step outside and you'll find a private garden — the perfect balance of lawn and patio, designed for easy maintenance and outdoor enjoyment. Whether it's summer barbecues, morning coffees, or simply watching the sunset after a busy day, this is a lovely space to unwind. The garden is securely fenced, offering peace of mind for those with children or pets.



Parking



Garden





The Bedrooms



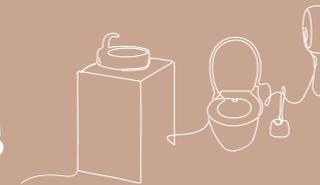
Upstairs, discover three beautifully finished bedrooms, each designed with comfort and calm in mind. The master bedroom enjoys generous proportions and soft, neutral tones, creating a peaceful retreat at the end of the day.

The second bedroom is perfect for guests or little ones, while the third room offers excellent versatility – ideal as a home office, dressing room, or creative studio.

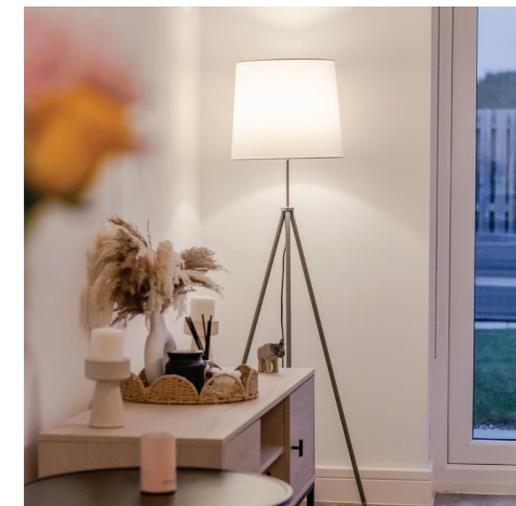
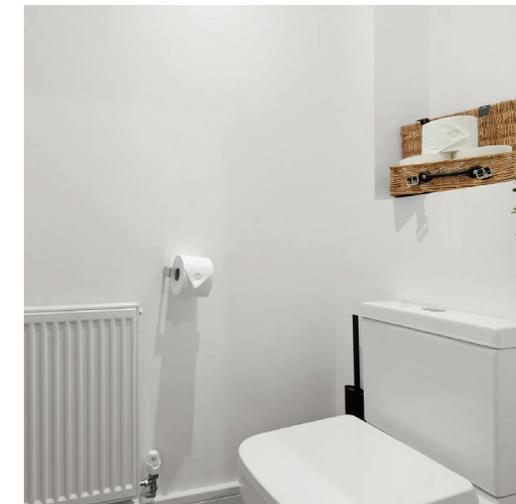




The Bathrooms



Alongside the handy downstairs WC, the upstairs accommodation is completed by a sleek and well-designed family bathroom. It's been finished to a high modern standard, with large contemporary tiles that give it a smart, polished look and a practical shower-over-bath that works perfectly for busy mornings or relaxed evening soaks.



Lounge Diner

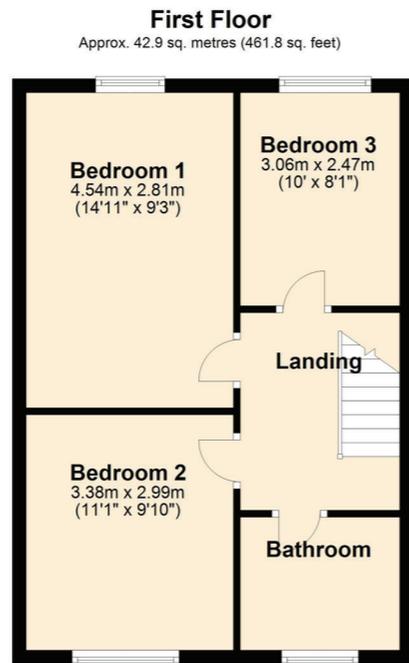
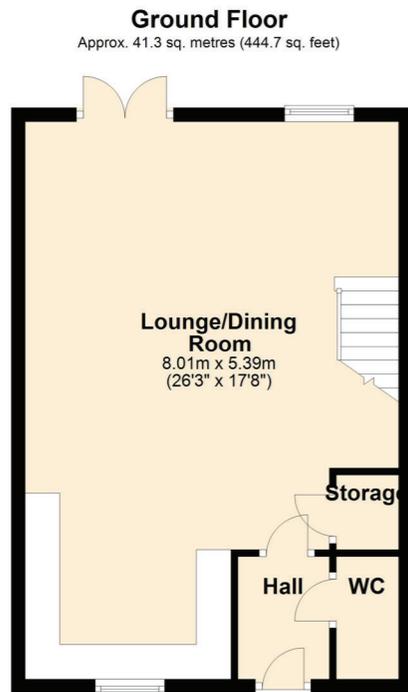


The spacious open-plan lounge and dining area is filled with natural light, creating a calm and welcoming space where life unfolds effortlessly. With sleek décor, warm tones underfoot, and French doors leading out to the garden, it's perfect for relaxing, entertaining, or simply enjoying a quiet evening in.

The kitchen is both stylish and practical, with clean lines, modern cabinetry, and integrated appliances that make day-to-day life easy. From your morning coffee to preparing family meals, everything here has been thoughtfully designed to balance function and style. A convenient downstairs WC and handy storage space off the hallway ensure clutter-free living, while the overall flow of the home feels open yet inviting.







Total Area: 84.2 sq. metres (906.5 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breathtaking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”





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