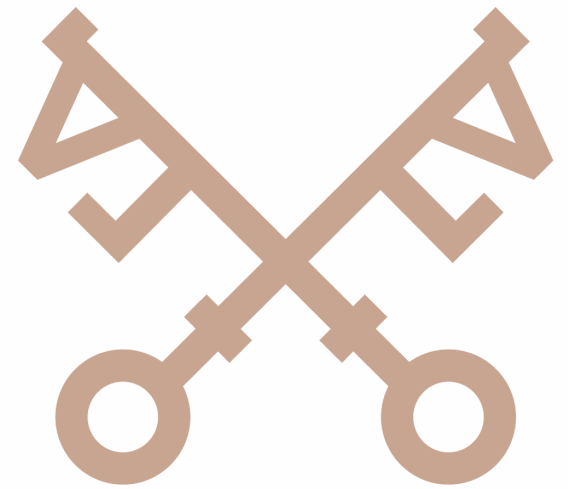




38 Foundry Close
Halton

 **lunevalley**
ESTATES.

38 FOUNDRY CLOSE, HALTON



Situated within a sought-after residential development in the highly desirable village of Halton, this exceptional home offers an outstanding balance of style, comfort, and practicality. With approximately 1,376 sq ft (127.9 sq m) of thoughtfully arranged living space, the property is ideally suited to growing families seeking room to live, work, and entertain. From the moment you arrive, the home makes a strong first impression, with a smart block-paved driveway providing ample off-road parking and access to an integral garage. Inside, the property has been meticulously maintained and tastefully decorated throughout, creating a warm and welcoming environment ready to move straight into.

At the heart of the home is the impressive open-plan kitchen and dining area, a truly sociable space stretching across the rear of the property. With direct access to the garden, it's perfect for family meals, entertaining guests, or keeping an eye on children while cooking. The generous proportions allow for both dining and everyday living, making it the natural hub of the home. The spacious lounge provides a relaxing retreat, featuring a stylish fireplace and large window that floods the room with natural light—ideal for cosy evenings or family movie nights. A convenient ground floor WC, welcoming entrance hall, and integral garage add further practicality for busy family life.



Property Type:

Detached

Square Footage:

1376 sqft

Council Tax Band:

E

EPC Rating:

B

Tenure

Freehold

Take a closer look...





Why Halton?

HALTON REMAINS ONE OF THE MOST DESIRABLE VILLAGES ON THE EDGE OF LANCASTER, KNOWN FOR ITS STRONG SENSE OF COMMUNITY, EXCELLENT LOCAL AMENITIES, AND ACCESS TO BEAUTIFUL COUNTRYSIDE. FAMILIES ARE PARTICULARLY DRAWN TO THE AREA FOR ITS WELL-REGARDED ST WILFRED'S SCHOOL, SCENIC RIVERSIDE WALKS, AND CONVENIENT LINKS TO LANCASTER CITY CENTRE AND THE M6 MOTORWAY. THE LOCATION OFFERS THE BEST OF BOTH WORLDS—PEACEFUL VILLAGE LIVING COMBINED WITH EXCELLENT CONNECTIVITY FOR COMMUTING AND DAILY LIFE. OVERALL, 38 FOUNDRY CLOSE REPRESENTS A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS, HIGH-QUALITY FAMILY HOME IN A PRIME VILLAGE SETTING, OFFERING COMFORT, FLEXIBILITY, AND ROOM TO GROW FOR YEARS TO COME.

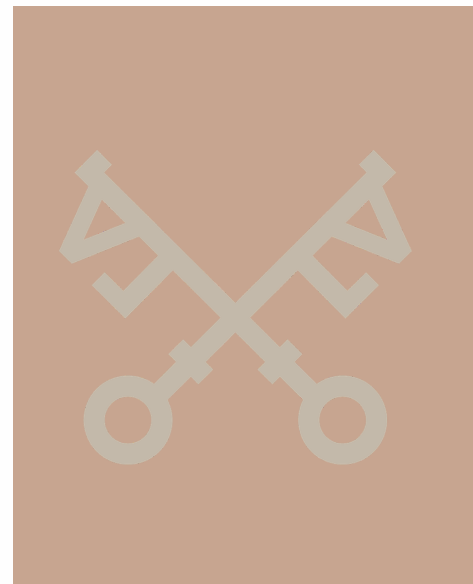
38 Foundry Close, Halton





THE ENCLOSED REAR GARDEN HAS BEEN CAREFULLY LANDSCAPED TO CREATE A SAFE AND VERSATILE OUTDOOR SPACE FOR FAMILIES TO ENJOY YEAR-ROUND. WITH A GENEROUS PATIO AREA IDEAL FOR OUTDOOR DINING AND ENTERTAINING, A LOW-MAINTENANCE LAWN PERFECT FOR CHILDREN'S PLAY, AND ATTRACTIVE PLANTING THROUGHOUT, THE GARDEN OFFERS BOTH PRACTICALITY AND VISUAL APPEAL. WHETHER HOSTING SUMMER BARBECUES, RELAXING WITH FRIENDS, OR WATCHING CHILDREN PLAY, IT PROVIDES A WONDERFUL EXTENSION OF THE LIVING SPACE. RETIRE TO YOUR OWN SUMMER HOUSE TO CONTINUE THE EVENING WITH A RELAXED AREA FOR DRINKS OR PERHAPS A PEACEFUL RETREAT FROM BUSY FAMILY LIFE!











Zzz... 000





WHERE CAN I FIND...



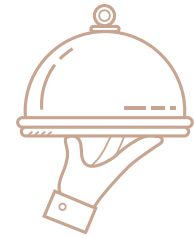
The Closest Schools?

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

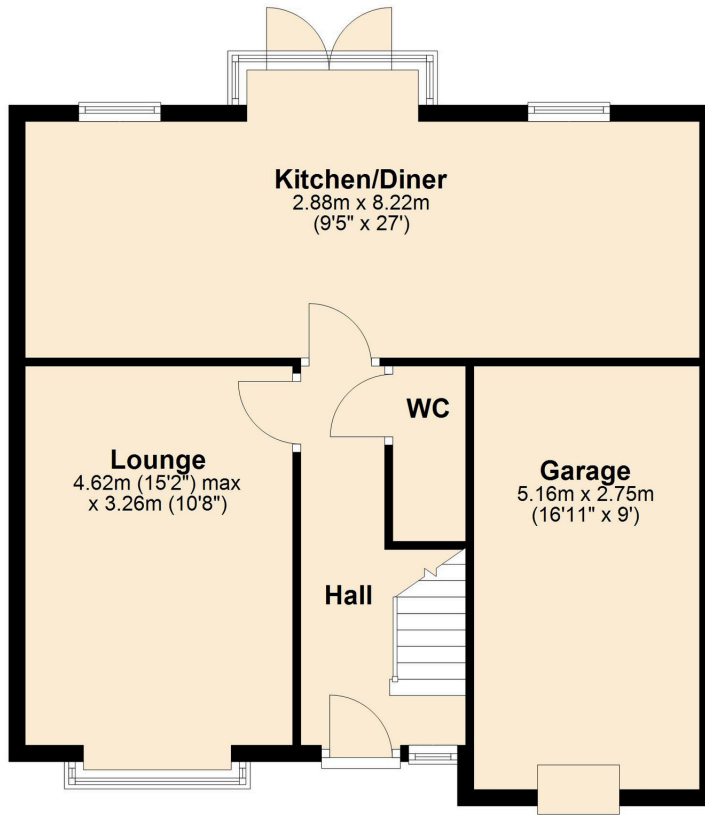
Junction 34 - 5 Minute Drive





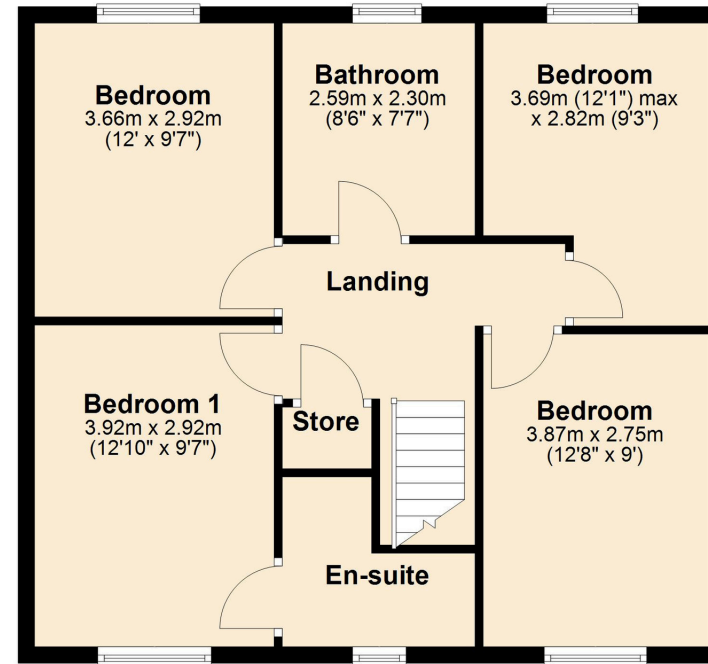
Ground Floor

Approx. 64.9 sq. metres (698.4 sq. feet)

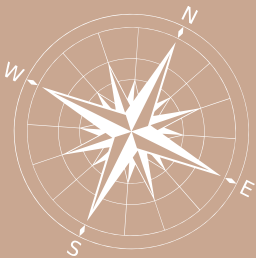


First Floor

Approx. 63.0 sq. metres (677.9 sq. feet)



Total area: approx. 127.9 sq. metres (1376.3 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.

38 Foundry Close

Halton

38 Foundry Close, Halton, LA2 6FE



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