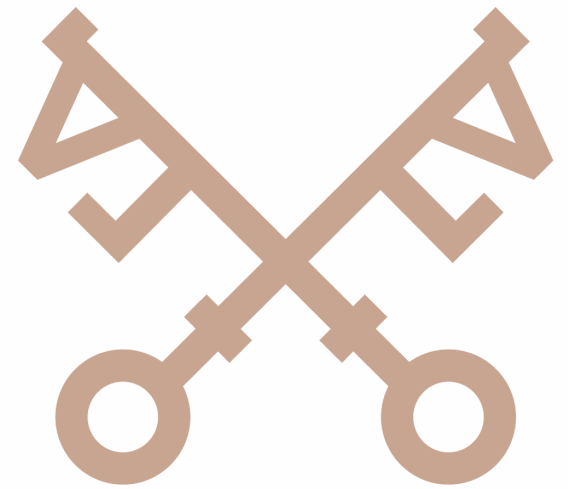




39 Foundry Close
Halton

 **lunevalley**
ESTATES.

39 FOUNDRY CLOSE, HALTON



This well presented three-bedroom semi detached property offers modern, comfortable living and is ideally suited to families, first time buyers, or those looking to move into a popular and convenient residential location in Halton. The accommodation begins with a welcoming entrance hallway which sets the tone for the rest of the home. From here, you will find a useful storage cupboard, ideal for coats and household essentials, along with a convenient ground floor WC, perfect for everyday living and visiting guests. The lounge is generously proportioned, offering a bright and comfortable living space with plenty of room for both relaxation and entertaining. It provides a warm and inviting atmosphere and serves as the perfect central hub for the home.

To the rear, the property opens into a stylish and well-designed kitchen diner, fitted with a range of units providing excellent storage and worktop space. The dining area is perfectly positioned with patio doors leading directly out to the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living, ideal for family meals, social gatherings, or summer evenings. To the first floor, the property continues to impress with three well proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, offering a private and practical retreat. The additional two bedrooms are versatile in use, suitable for children's rooms, guest accommodation, or a home office, depending on requirements. A modern three-piece family bathroom completes the first floor, finished in a contemporary style and serving the remaining bedrooms.





Take a closer look...



Property Type:

Semi -

Detached

Square Footage:

929 sqft

Council Tax Band:

C

EPC Rating:

B

Tenure

Freehold



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.

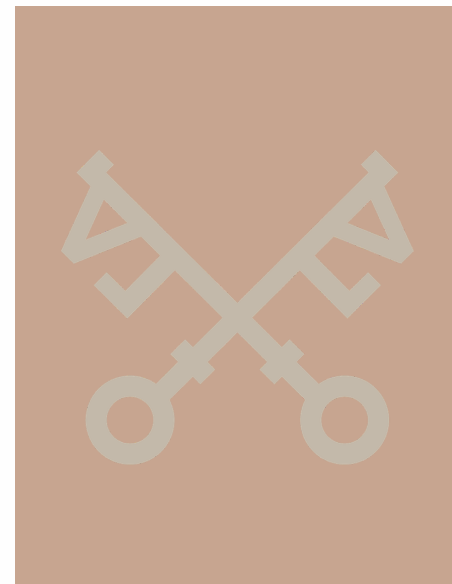
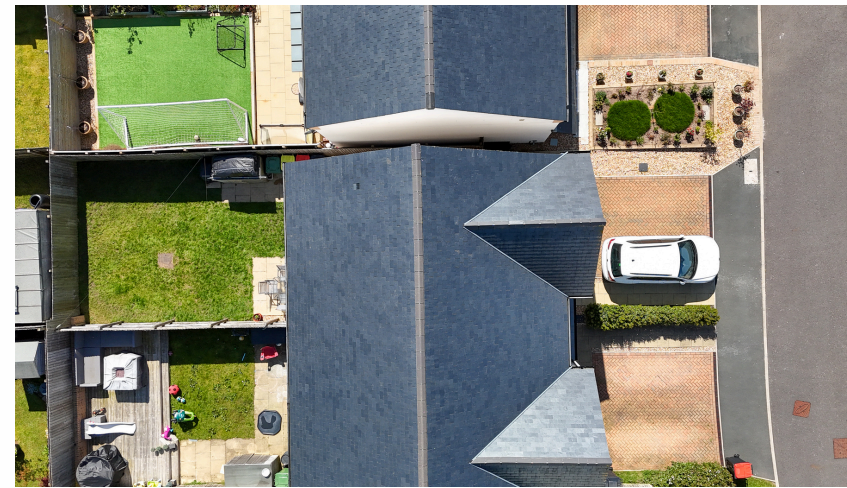
39 Foundry Close, Halton





EXTERNALLY, THE PROPERTY OFFERS OFF-ROAD PARKING TO THE FRONT, PROVIDING CONVENIENT AND SECURE ACCESS. TO THE REAR, THE GARDEN IS DESIGNED FOR EASE OF MAINTENANCE, MAKING IT AN IDEAL OUTDOOR SPACE FOR THOSE WHO WANT TO ENJOY A PRIVATE GARDEN WITHOUT THE UPKEEP. IT PROVIDES A GREAT SETTING FOR OUTDOOR DINING, SEATING AREAS, OR SIMPLY RELAXING IN THE WARMER MONTHS.











Zzz... 000





WHERE CAN I FIND...



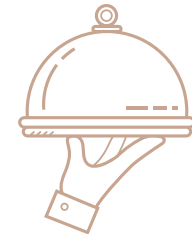
The Closest Schools?

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?

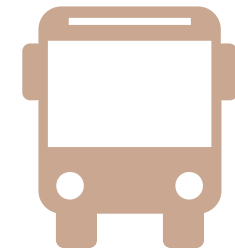
Miles of endless rambling
right on your doorstep!

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

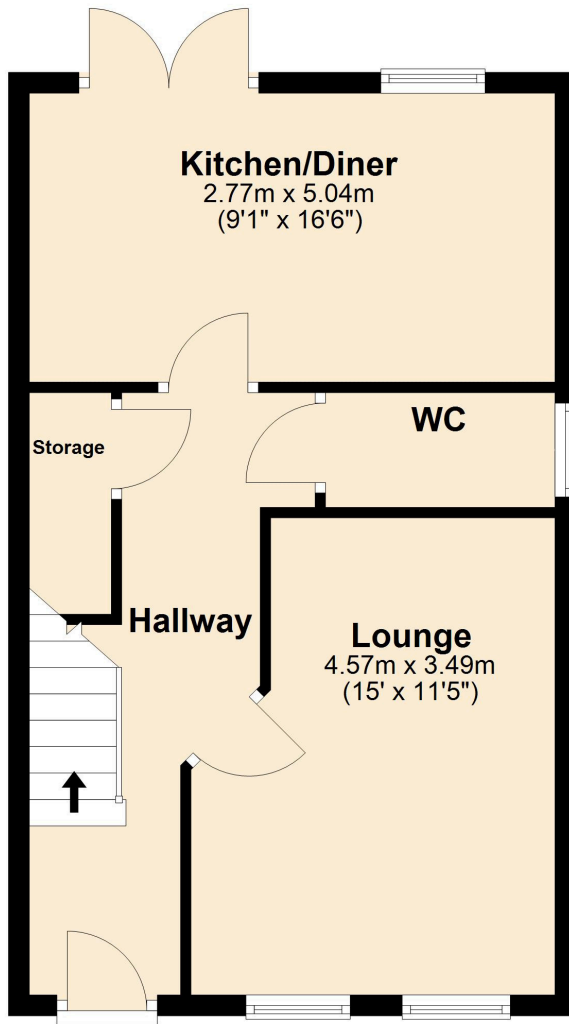
Junction 34 - 5 Minute Drive





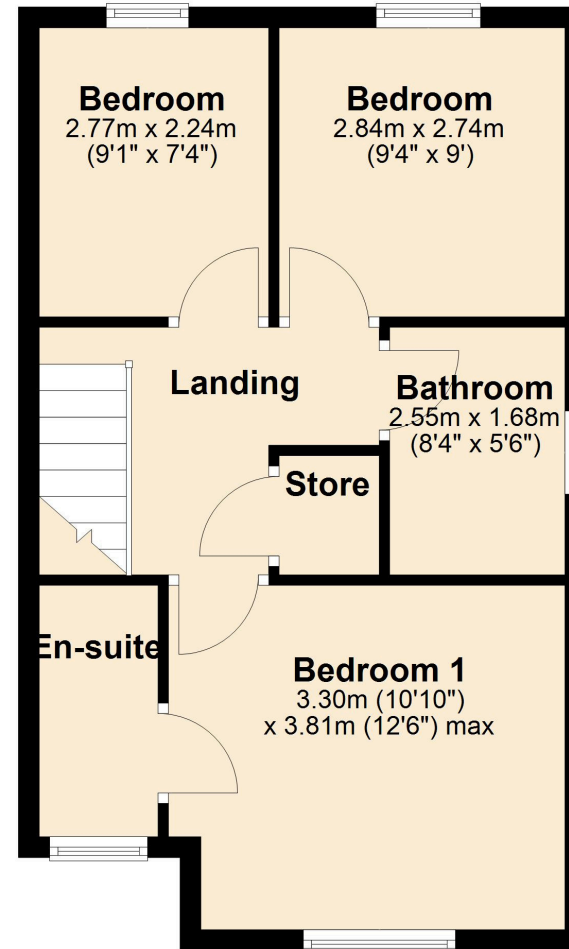
Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)

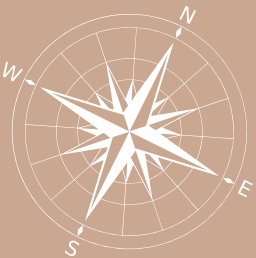


First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 86.4 sq. metres (929.8 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.

39 Foundry Close

Halton

39 Foundry Close, Halton, LA2 6FE



///tribal.sands.spearing



lunevalley
ESTATES.

015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com