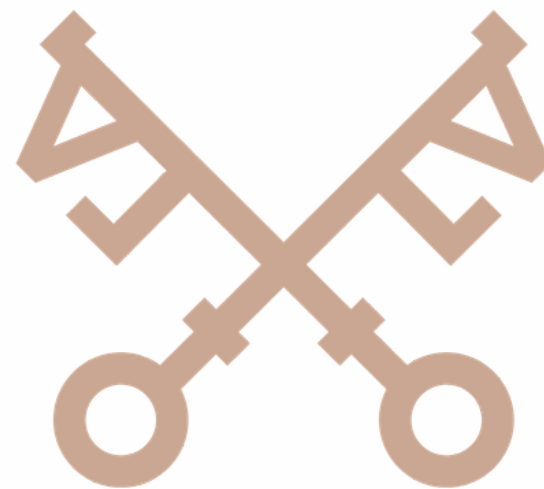




23 Beech Road
Halton

 **lunevalley**
ESTATES.

23 BEECH ROAD, HALTON



As you approach the property, you are greeted by a freshly laid block paved driveway, flanked by privacy hedges, providing a welcoming ambiance and off-street parking for multiple vehicles. The driveway leads to a large, detached garage, offering ample storage or potential workshop space.

Stepping inside the home, you are welcomed by a beautifully tiled entrance porch, leading to the entrance hallway. The newly fitted bathroom, installed within the last five years, is situated to your left. This suite features a three-piece bathroom with half tiling to the walls and floor, a shower-over-bath unit, WC, and a hand wash basin. To the right of the hall, a spacious double bedroom offers a peaceful retreat, while straight ahead, the living room entices, with its large front-facing window which floods the space with natural light. The cosy woodburning stove adds a touch of warmth and comfort, perfect for relaxing evenings. Continuing through the property, you will find the fabulous modern kitchen to the south of the home. This space is designed for both functionality and style, with integrated appliances, large windows which bathe the room in light, and sliding doors opening out to the rear garden. The upper level of the bungalow houses the master bedroom, adorned with feature wallpaper and a large southerly Velux window which provides an abundance of natural light. Adjacent to the master bedroom is a conveniently located WC. Parallel to the master, a second bedroom space offers versatility, making an ideal bedroom for children or use as a guest suite.





Take a closer look...



Property Type:

*Semi-Detached
Bungalow*

Square Footage:

977 sqft

Council Tax Band:

C

EPC Rating:

D

Tenure

Freehold



Why Halton?

THE VILLAGE OF HALTON IS ONE OF LANCASTER'S MOST DESIRABLE AND WELCOMING COMMUNITIES. SURROUNDED BY OPEN COUNTRYSIDE AND THE BEAUTIFUL RIVER LUNE, IT OFFERS THE BEST OF BOTH WORLDS — A PEACEFUL, RURAL FEEL WITH ALL THE CONVENIENCE OF BEING JUST A FEW MINUTES FROM THE CITY.

FAMILIES ARE PARTICULARLY DRAWN HERE FOR THE HIGHLY REGARDED ST WILFRID'S PRIMARY SCHOOL, AS WELL AS THE SENSE OF COMMUNITY THAT DEFINES VILLAGE LIFE. THE HALTON COMMUNITY CENTRE HOSTS EVERYTHING FROM EXERCISE CLASSES AND CLUBS TO SOCIAL EVENTS AND MARKETS, CREATING A REAL SENSE OF TOGETHERNESS.

THERE'S A VILLAGE SHOP AND POST OFFICE, A POPULAR PUB, AND THE MUCH-LOVED HALTON MILL — A CREATIVE WORKSPACE AND CAFÉ THAT BRINGS LOCALS TOGETHER AND HOSTS REGULAR EVENTS, EXHIBITIONS, AND WORKSHOPS. FOR THOSE WHO LOVE THE OUTDOORS, HALTON IS A HAVEN. THE LUNE VALLEY CYCLE PATH RUNS DIRECTLY THROUGH THE VILLAGE, PROVIDING A TRAFFIC-FREE ROUTE ALL THE WAY INTO LANCASTER AND BEYOND TO MORECAMBE BAY. THE NEARBY FORGE WEIR AND HYDRO ARE BEAUTIFUL SPOTS TO ENJOY A RIVERSIDE WALK, WATCH WILDLIFE, OR SIMPLY UNWIND.

23 Beech Road, Halton





EXTERNALLY, THE PROPERTY BOASTS A LARGE SOUTH-FACING GARDEN, WITH A SPACIOUS DECKING AREA LEADING DOWN INTO THE GARDEN. PERFECT FOR OUTDOOR ENTERTAINING AND FAMILY ACTIVITIES. THE GARDEN FEATURES A RAISED DECKING AREA AND A WELL-MAINTAINED LAWN, PROVIDING A FAMILY-FRIENDLY OUTDOOR SPACE. THE DETACHED GARAGE IS ACCESSIBLE FROM BOTH THE FRONT DRIVE AND PEDESTRIAN DOOR FROM THE REAR GARDEN, ADDING TO THE PROPERTY'S PRACTICALITY.









Zzz...o_o



WHERE CAN I FIND...



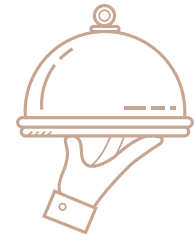
The Closest Schools?

St Wilfred's CofE - 2 Minute Walk
Caton Primary School - 10 Minute Drive



The Local Shop?

"The Top Shops!" - 4 Minute Walk



A Delicious Meal?

The Red Door Cafe - 13 Minute Walk and 3 Minute Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!



A Refreshing Pint?

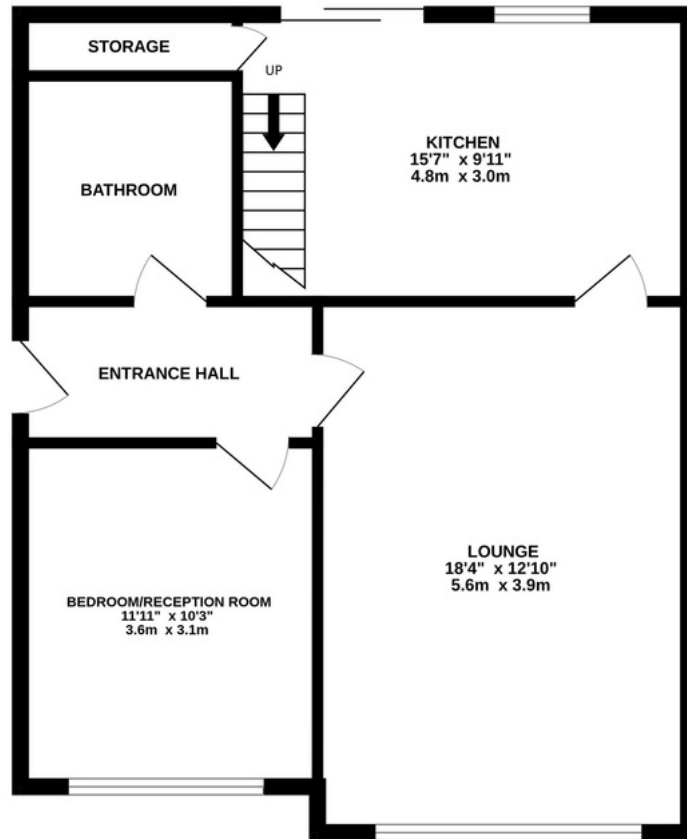
The Greyhound - 10 Minute Walk - 3 Minute Drive



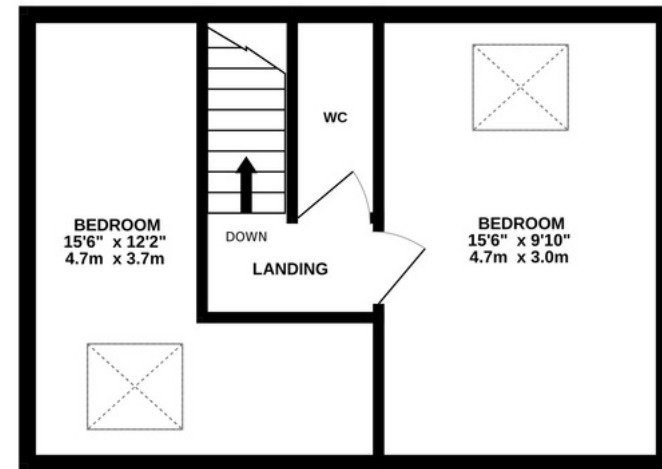
Closest Transport Links
Junction 34 - 5 Minute Drive

Halton Shops Bus Stop - 5 Minute Walk

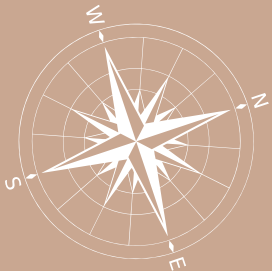
GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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.

23 Beech Road

Halton

23 Beech Road, Halton LA2 6QQ



/////empires.beanbag.petulant



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