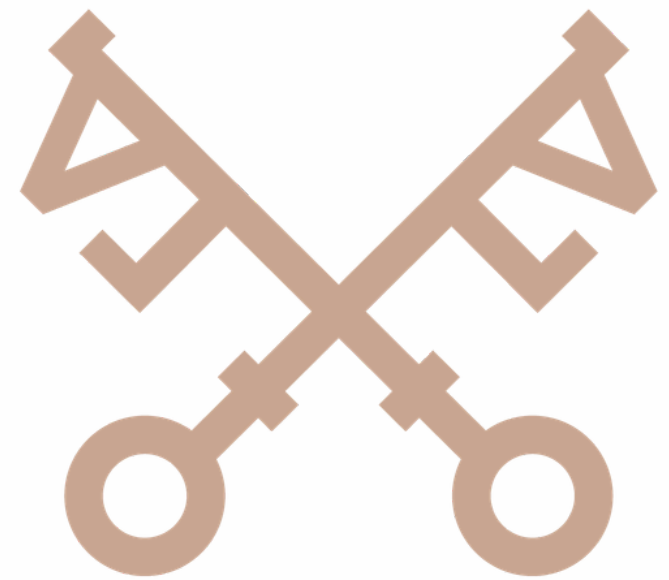




Forest Heights, Halton



FOREST HEIGHTS, HALTON



Welcome to No. 43 Forest Heights, a beautifully presented four-bedroom detached home situated within the sought-after village of Halton, enjoying a wonderful position within the Lune Valley. Offering a superb blend of contemporary style, generous accommodation and peaceful surroundings, this impressive family home provides an ideal setting for modern living, with the rolling Lune Valley countryside never far from view. Adding further versatility is a useful loft room, providing an excellent additional space for a home office, creative studio, playroom or simply valuable storage.

Approached via a generous double driveway with a well-maintained lawn to the side, the property makes an immediate smart and welcoming impression. The driveway provides ample off-road parking and leads to the large garage. A contemporary black front door, complemented by a full-length frosted sidelite window, opens into the bright entrance hall.

Situated within the popular village of Halton, the property offers a peaceful setting whilst remaining well placed for the amenities of the surrounding area and easy access into Lancaster and beyond.

Property Type:

Detached

Square Footage:

1,774 sqft

Council Tax Band:

B

EPC Rating:

E

Tenure

Freehold

Take a closer look...





Why Halton?

HALTON IS A HIGHLY SOUGHT-AFTER VILLAGE SITUATED ON THE BANKS OF THE RIVER LUNE, JUST THREE MILES EAST OF LANCASTER, OFFERING AN APPEALING COMBINATION OF PICTURESQUE COUNTRYSIDE, EXCELLENT LOCAL AMENITIES AND CONVENIENT ACCESS TO THE CITY. SET WITHIN THE BEAUTIFUL LUNE VALLEY, THE VILLAGE ENJOYS A STRONG COMMUNITY FEEL AND IS SURROUNDED BY ROLLING COUNTRYSIDE, RIVERSIDE WALKS AND SCENIC CYCLING ROUTES.

THE VILLAGE ITSELF PROVIDES AN EXCELLENT RANGE OF EVERYDAY AMENITIES, INCLUDING A LOCAL SHOP AND POST OFFICE, CAFÉ, VILLAGE PUB, DOCTORS' SURGERY AND PHARMACY, ALONGSIDE ST WILFRID'S CHURCH OF ENGLAND PRIMARY SCHOOL AND THE CENTRE, WHICH PROVIDES A COMMUNITY HUB WITH RECREATIONAL FACILITIES. HALTON MILL, SITUATED CLOSE TO THE RIVER LUNE, ALSO PROVIDES A CREATIVE AND SOCIAL FOCUS FOR THE WIDER COMMUNITY.

Forest Heights, Halton





THE ENTRANCE HALL GIVES ACCESS TO THE GROUND FLOOR ACCOMMODATION, WITH A USEFUL DOWNSTAIRS WC TO THE RIGHT. TO THE LEFT, THE SPACIOUS LOUNGE PROVIDES A COMFORTABLE AND INVITING RECEPTION SPACE, FINISHED IN NEUTRAL TONES AND FILLED WITH NATURAL LIGHT THROUGH A LARGE FOUR-PANE WINDOW.

STRAIGHT AHEAD LIES THE HEART OF THE HOME, A FABULOUS KITCHEN DINER, THOUGHTFULLY DESIGNED FOR BOTH FAMILY LIFE AND ENTERTAINING. A STRIKING FEATURE WALL ADDS CHARACTER, WHILST THE BI-FOLD DOORS OPEN ONTO THE REAR GARDEN, CREATING A WONDERFUL CONNECTION BETWEEN THE INDOOR AND OUTDOOR SPACES.





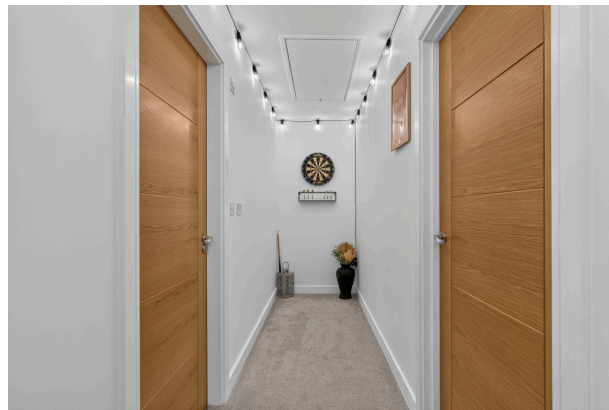
EXTERNALLY, THE PROPERTY ENJOYS A PARTICULARLY ATTRACTIVE SOUTH-FACING REAR GARDEN, PROVIDING A PRIVATE AND PEACEFUL OUTDOOR SPACE. A PATIO AREA CREATES AN IDEAL SPOT FOR OUTDOOR DINING, ENTERTAINING OR SIMPLY ENJOYING THE SUNSHINE, WHILST FENCING PROVIDES A NEAT AND DEFINED BOUNDARY.

THE GARDEN ENJOYS SUNLIGHT THROUGHOUT MUCH OF THE DAY AND OFFERS PLENTY OF SPACE FOR FAMILIES TO RELAX AND MAKE THE MOST OF THE WARMER MONTHS. THE BI-FOLD DOORS FROM THE KITCHEN DINER OPEN DIRECTLY ONTO THE GARDEN, CREATING A LOVELY CONNECTION BETWEEN THE INDOOR AND OUTDOOR LIVING SPACES.

TO THE FRONT, THE GENEROUS DOUBLE DRIVEWAY PROVIDES AMPLE OFF-ROAD PARKING AND LEADS TO THE LARGE GARAGE, WITH A NEAT LAWN COMPLETING THE FRONTAGE.









Zzz...o_o



WHERE CAN I FIND...



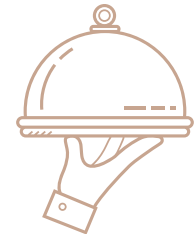
The Closest Schools?

St Wilfred's CofE - 3 Minute Drive
& 10 Minute Walk



The Local Shop?

The Premier - 3 Minute Drive
& 9 Minute Walk



A Delicious Meal?

The Red Door Cafe - 2
Minute Drive & 15 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

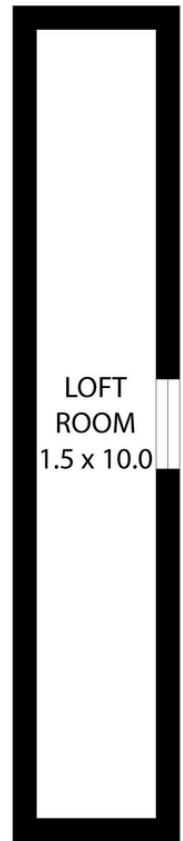
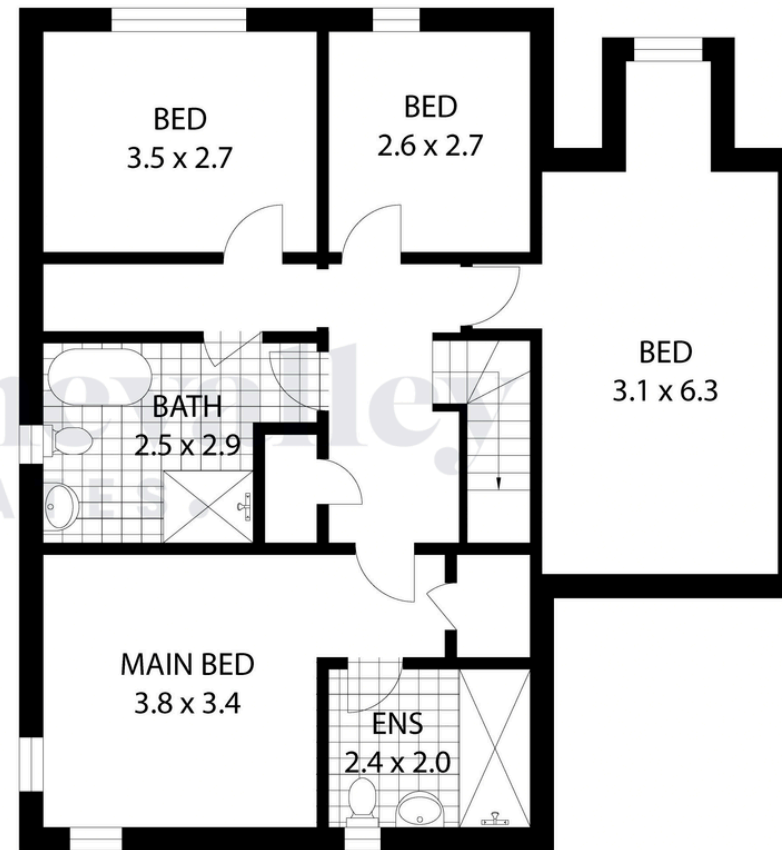
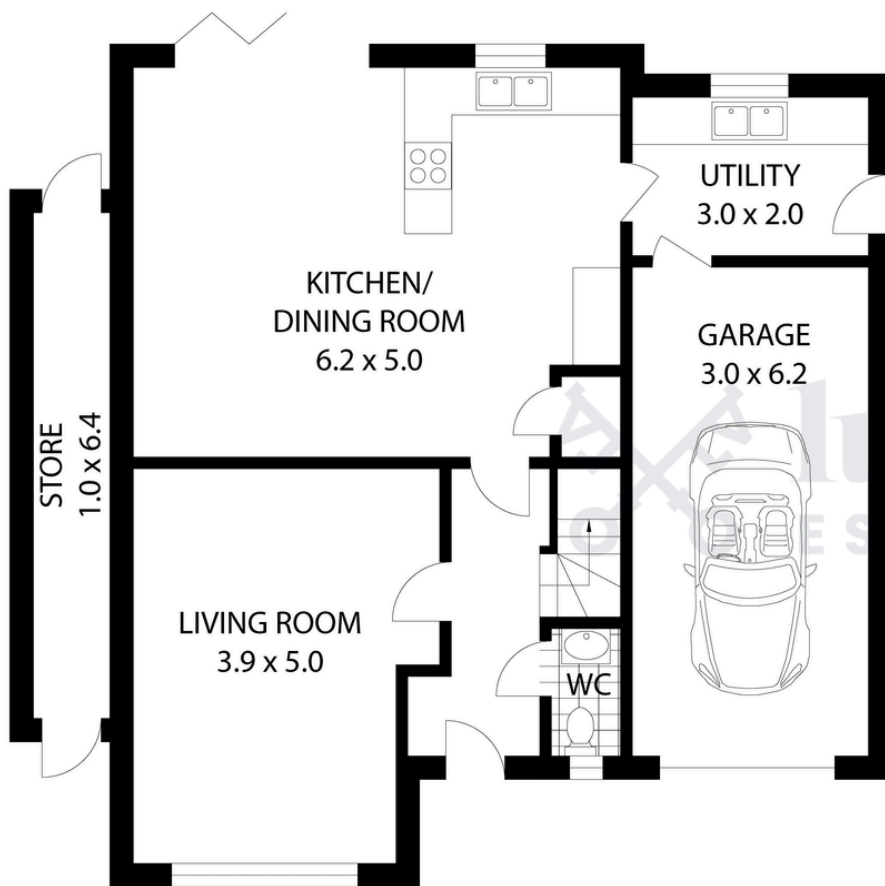


Closest Transport Links

Bus - Community Centre Stop
- 3 Minute Walk

Rail - Lancaster Station - 16
Minute Drive

Junction 34 - 5 Minute Drive



INTERNAL AREA = 164.8 SQ.M - 1,774 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

43 Forest Heights Halton LA2 6FH



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.

43 Forest Heights

LA2 6FH



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