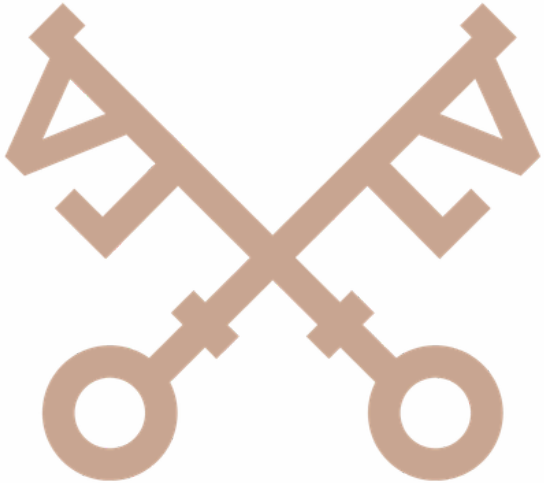


9 Forest Heights, Halton

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9 Forest Heights, Halton



There is something rather nice about finding a home that feels just right from the moment you walk through the door, and this lovely two-bedroom townhouse in Halton certainly has plenty to offer.

Situated on the popular Forge Weir View development by Wrenman Homes, the property is beautifully presented throughout and ready for its next owners to simply move in and enjoy. It is a home that makes the most of its space, with a lovely open-plan feel downstairs, two comfortable double bedrooms upstairs and a private garden to enjoy when the sun makes an appearance.

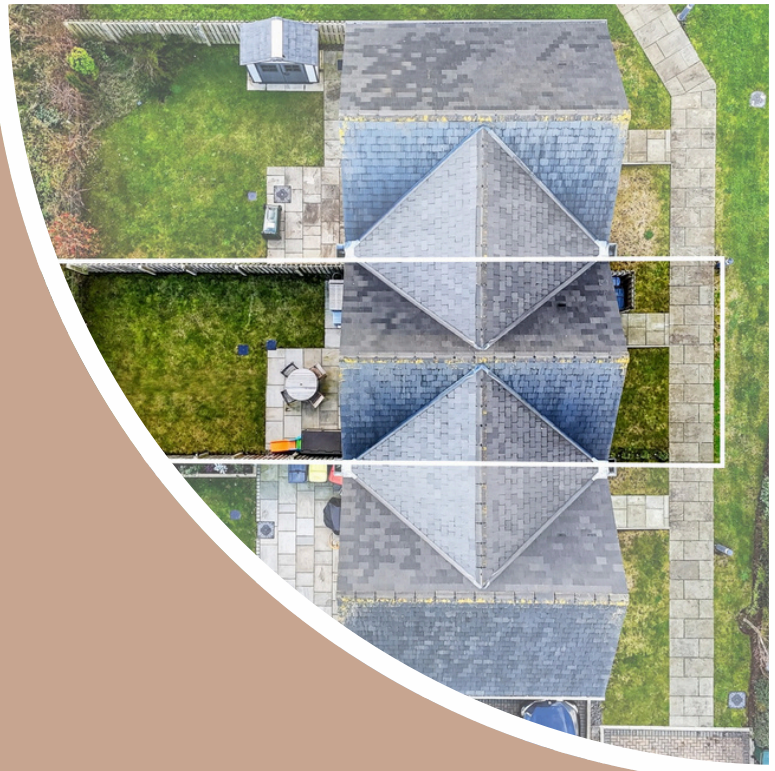
One of the real highlights is the living and dining space to the rear, where French doors open out onto the garden and frame views towards Clougha Pike. Whether it is a quiet evening at home, a relaxed Sunday morning or having friends and family round, it is a lovely space to spend time in.

The village setting is another big part of the appeal. With local amenities, riverside walks and the beautiful Lune Valley countryside close by, yet Lancaster and the motorway within easy reach, it offers a nice balance between a quieter way of life and everyday convenience.



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Take a closer look...





Property Type:

Mid Terraced

Square Footage:

675 Sq Ft

Council Tax Band:

B

EPC Rating:

B

Tenure

Freehold

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, cafe, 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.

9, Forest Heights, Halton



To the front, the property enjoys an open-plan garden which provides a pleasant approach and a little greenery around the entrance.

To the rear is a lovely enclosed garden, offering a private space to enjoy some time outdoors. The garden has been arranged with a combination of lawn and attractive Indian stone patio, creating a good balance between somewhere to sit and relax and an area of lawn to enjoy. The patio is particularly well suited to outdoor dining, summer evenings or simply sitting out with a morning coffee, while the enclosed setting makes it a lovely space to enjoy throughout the warmer months.








WINMAU
BLADE




















Zzz...



Where can I find...



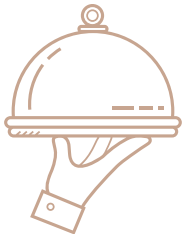
The Closest Schools?

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 Greenhound - 10 Minute Walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!



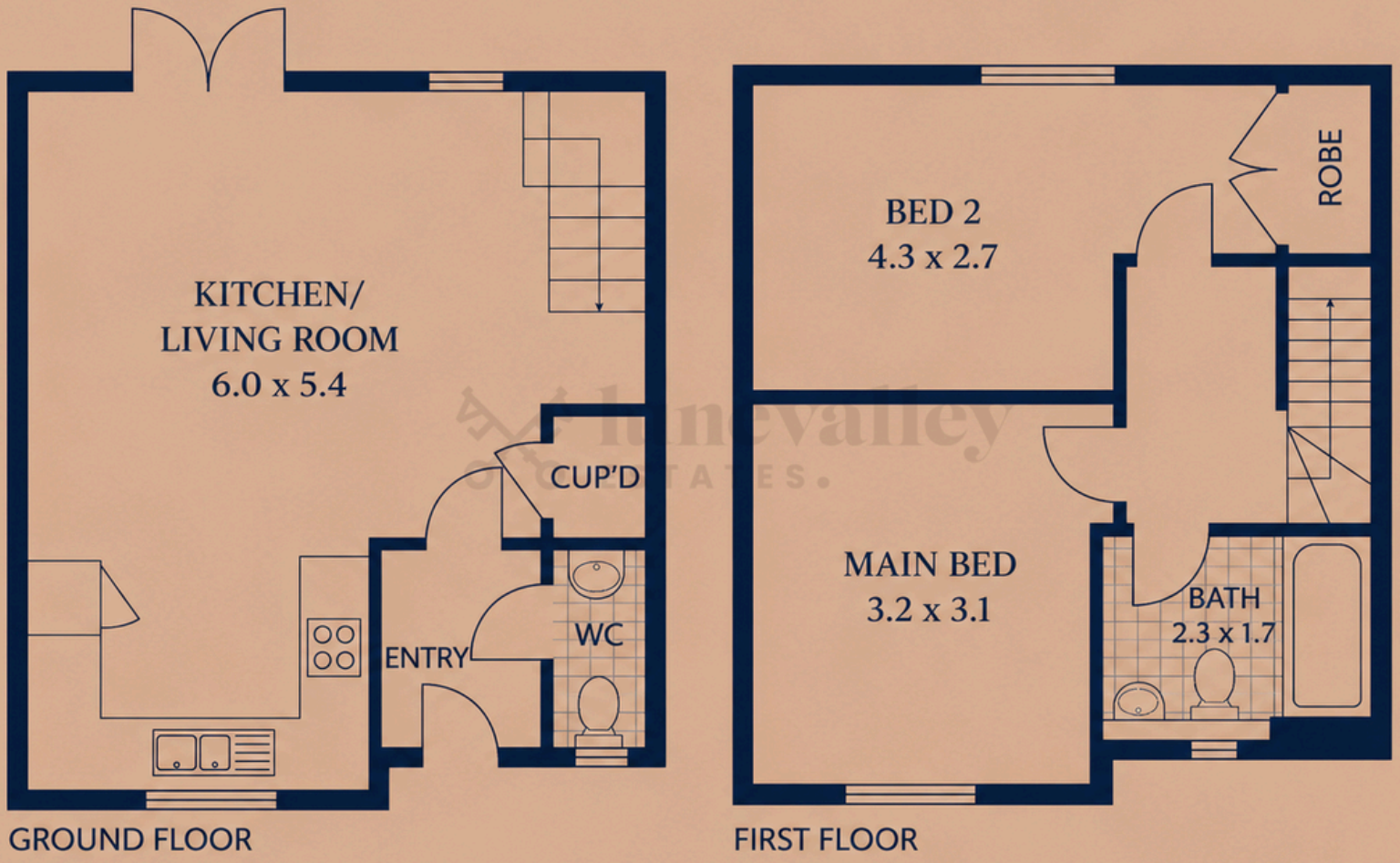
A Refreshing Pint?

The Greyhound - 10 Minute Walk



Closest Transport Links

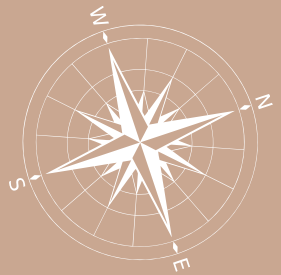
Bus - Community Centre Stop - 4 Minute Walk
Rail - Lancaster Station - 16 Minute Drive Junction 34 - 5 Minute Drive



9 Forest Heights, Halton, LA2 6FH

INTERNAL AREA = 62.7 SQ.M - 675 SQ.FT

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.



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.

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