



30 Beech Road

Halton





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Set on a peaceful residential street, this well-presented four-bedroom semi-detached home is perfect for modern family living. With a bright open-plan kitchen-diner opening onto the garden, a cosy lounge, four versatile bedrooms, and a driveway with EV charging point, it ticks every box.

Set on a peaceful residential street in the ever-popular village of Halton, this spacious four-bedroom semi-detached

home is the perfect blend of modern family living and village charm. With its generous layout, welcoming atmosphere and excellent location, it is a home that offers space to grow, room to gather, and a community that makes family life truly special.

30 Beech Road is more than just a house; it's a home to grow into, to make memories in, and to enjoy for years to come. With its combination of space, practicality, and a truly family-friendly location, this property represents an opportunity not to be missed for those looking to put down roots in one of the area's most welcoming communities.



4 BEDS



2 BATHS

- The driveway provides ample parking and includes the benefit of an EV charging point.
- Modern and fresh open-plan kitchen diner with separate utility room.
- Short walk to St Wilfred's Primary School and good transport links to secondary schools.



Take a closer look...

Property Type:

Semi-Detached

Square Footage:

1286.4 sqft

Council Tax Band:

C

EPC Rating:

TBC

Tenure:

Freehold

Why Halton?



What makes this home even more special is its setting. Halton is one of Lancaster's most sought-after villages, loved by families for its strong sense of community, excellent local school, and abundance of green space. The village sits beside the River Lune, offering beautiful riverside walks, cycle paths and outdoor adventures right on your doorstep. There are play areas, a thriving community centre, sports clubs, and regular village events, ensuring there is always something to be part of.

For commuters, Halton is perfectly placed. The M6 is just minutes away, giving easy access north towards Kendal and the Lake District or south towards Preston. Lancaster city centre is only a short drive, with its excellent secondary schools, universities, shops, and cultural attractions. Despite this excellent connectivity, Halton retains its peaceful village charm, offering families the best of both worlds — the beauty of the countryside combined with the convenience of nearby city life.



The Garden



The rear garden is secure, low-maintenance and well-proportioned — a safe and welcoming space for children to play, for pets to roam, or for adults to unwind in the fresh air. It's the kind of garden that suits family life perfectly, offering enjoyment with minimal upkeep. There is also access to the detached Garage providing an excellent place for storage.



Garage



Parking



Garden





The Bedrooms



With four bedrooms, the home offers flexibility for modern family needs. Whether you require space for a growing family, a dedicated home office, or a guest room, this house provides the versatility to adapt as life changes.

The bedrooms are bright and inviting, with views across the surrounding village and countryside, making each room feel calm and restful.



Kitchen Diner



At the heart of the home is a bright and modern kitchen-diner that has been designed with family life in mind. French doors open out onto the garden, creating a seamless connection between inside and out, perfect for summer barbecues or simply keeping an eye on the children as they play.

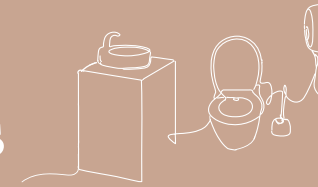
There's plenty of room for family meals, homework sessions or entertaining friends.



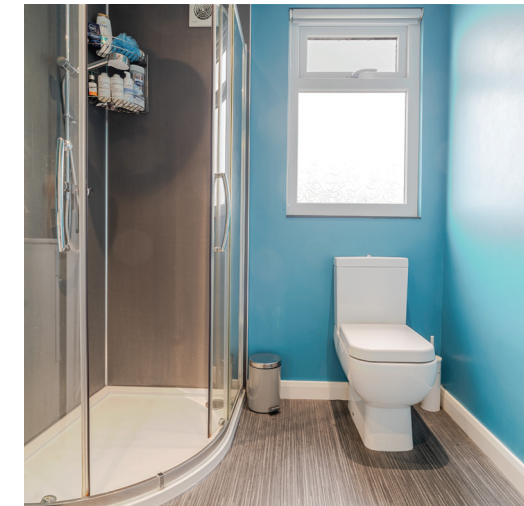
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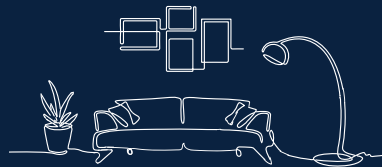
The Bathrooms



The family bathroom is both stylish and practical, featuring a sleek modern suite with bath with overhead shower – perfect for the morning rush or a long soak in the evening. The spacious shower room is fresh and modern ensuring practicality alongside style.



The Lounge

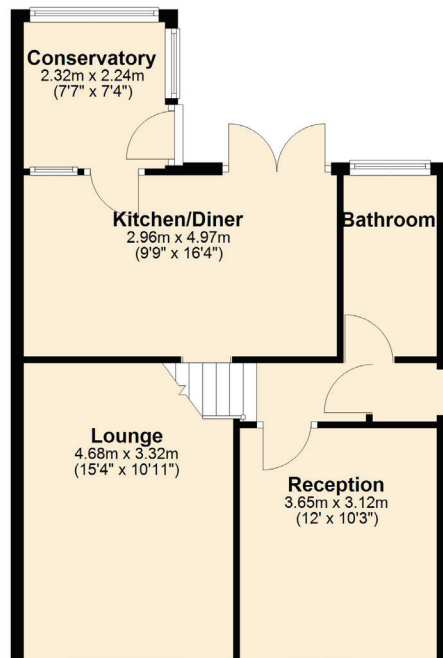


Bright and inviting, this lounge makes the most of its large bay window, filling the room with natural light and offering a lovely outlook. It's a versatile room that works just as well for cosy family nights in as it does for entertaining guests.

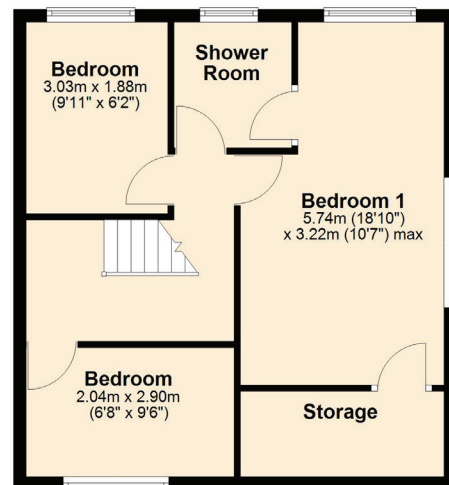


Ground Floor

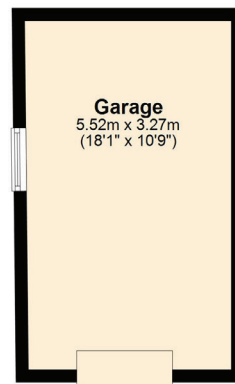
Approx. 55.9 sq. metres (602.1 sq. feet)


First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)


Single garage

Approx. 17.9 sq. metres (192.4 sq. feet)


Total Area: 119.5 sq. metres (1286.4 sq. feet)


About Lune Valley Estates

Nestled in the heart of the breathtaking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”





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