



35 Forest Heights

Halton







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This well presented three-bedroom semi-detached home, located on the prestigious Forge Weir View development in the charming village of Halton, offers the perfect home for families.

Halton is renowned for its welcoming community and is a highly desirable place to live, providing a peaceful environment with access to local amenities, such as shops, a post office, a doctor's surgery, and St. Wilfrid's Primary School. The village also

boasts scenic riverside walks, a cycle track, and easy access to the M6 motorway, making it ideal for families and commuters alike.

Just a short drive from Lancaster City Centre, with its main line railway station and two universities, this property offers the best of both worlds — a tranquil village lifestyle with all the benefits of city living close by.

With its modern features, spacious layout, and prime location, this home is truly ready to move into and will appeal to families looking for a stylish and comfortable place to call home. Viewing is highly recommended to fully appreciate all this property has to offer.





3 BEDS



2 BATHS

- Gorgeous open-plan kitchen/diner/lounge living space.
- Drive parking for up to two vehicles.
- Halton's excellent school, local amenities, and peaceful surroundings make this home an ideal choice for families looking to settle in a vibrant and family-friendly community.



Take a closer look...



Property Type:

Semi-detached

Square Footage:

782 sqft

Council Tax Band:

B

EPC Rating:

B

Tenure:

*Leasehold
Shared Ownership*

Why Halton?



Halton is a highly desirable village that offers a perfect mix of countryside charm and modern conveniences, making it a fantastic place to raise a family. The village itself has a strong community spirit, with a well-regarded primary school, a library, and a selection of local shops, cafes, and pubs.

For nature lovers, the stunning Lune Valley and nearby cycle paths provide endless opportunities for outdoor adventures, while excellent road and public transport links make commuting to Lancaster and beyond a breeze.

Nearby Lancaster is a historic City with a vibrant bar culture. The accessibility to the m6 makes the perfect place to settle in a semi-rural community with a plethora of local amenities and attractions on your doorstep. There are many excellent schools on the doorstep and the location of the local hospital and University attracts many academics to the area.



The Garden



Outside, the property benefits from a lawned front garden and a block-paved driveway with space for two vehicles.

The fully enclosed rear garden, with a lawn and Indian stone paving, provides a safe space for children to play or for family barbecues. The property is also surrounded by well-maintained fencing, ensuring privacy and security.



Parking



Garden





The Bedrooms



Upstairs, the three well-sized bedrooms provide plenty of room for children, guests, or a home office.



Kitchen Diner & Lounge



The property's modern design and spacious layout create a fantastic living space for family life. The open-plan lounge/diner, with French doors opening out to the rear garden, is perfect for family gatherings or relaxing after a busy day.

The well-equipped kitchen features integrated appliances and ample storage, making it an ideal spot for preparing family meals. The current owners have also altered the kitchen to include extra storage and a dishwasher.



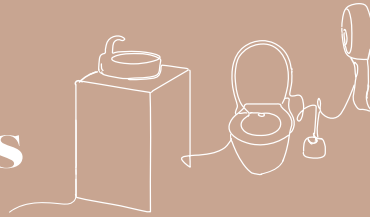








The Bathrooms

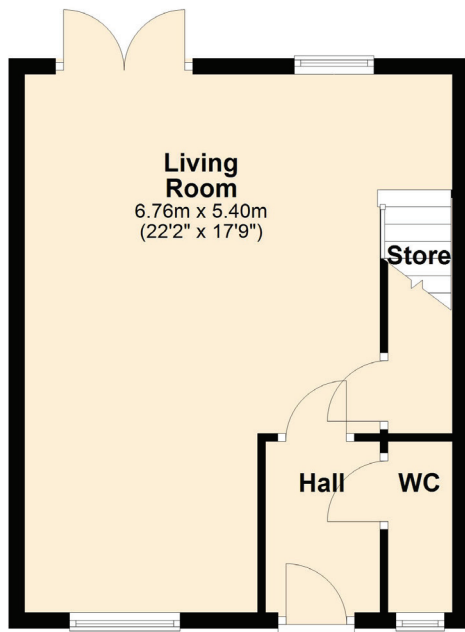


The family bathroom, with a three-piece suite and shower over the bath, is tastefully finished, offering a comfortable space for all the family. A convenient ground floor WC also adds practicality to the layout.



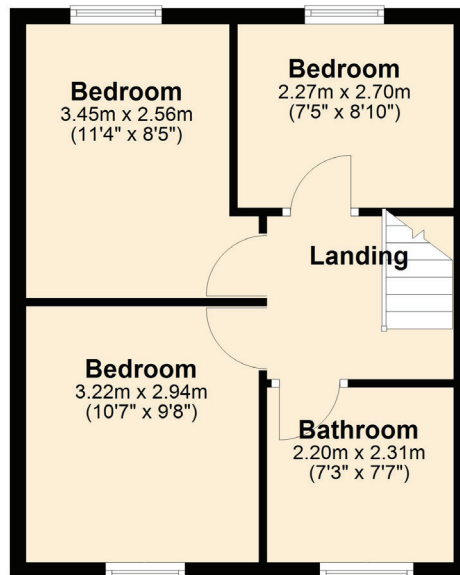
Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total Area: 72.7 sq. metres (782.9 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breath-taking 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.”



 **lunevalley**
ESTATES.

ROB MENZIES
Director



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