



# 34 Forgewood Drive

Halton









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Tucked away in the highly sought-after Forgewood Drive in Halton, this four-bedroom detached family home offers the perfect blend of generous living space, practical versatility, and a location that embraces both village charm and modern convenience.

From the moment you arrive, you'll sense that this is more than just a house – it's the foundation for years of family memories. A well-cared-for home, it really makes the

most of its space, both inside and out. From the front, you'll notice the neat driveway, pretty front garden, and the classic dormer-style design that gives plenty of upstairs room while keeping the house cosy and approachable.

Step inside and you'll discover a spacious, light-filled interior designed with modern family living in mind. From its stylish kitchen to the generously sized bedrooms and spacious lounge diner, the home has a fantastic open-plan feel that's perfect for both everyday living and entertaining. With its fantastic layout, excellent outdoor space and desirable village location, this is a home that ticks all the boxes.







**3 BEDS**



**3 BATHS**

- Practical and well-equipped kitchen, with lots of storage and worktop space, ideal for busy households.
- The generous entrance hallway offers plenty of space for storage.
- Ample rear garden and plenty of parking space.



*Take a closer look...*



Property Type:

*Detached*

Square Footage:

*1526 sqft*

Council Tax Band:

*E*

EPC Rating:

*D*

Tenure:

*Freehold*



# Why Halton?



Halton itself is a thriving village with a strong sense of community. There's a well-regarded primary school, church, pub, Post Office, GP surgery, pharmacy, grocery store, chip shop, and a popular café/bistro. The community centre and nearby Halton Mill both host a wide variety of activities, events, and workshops for all ages.

Nestled alongside the banks of the River Lune, Halton is surrounded by nature and benefits from the stunning scenery of the Lune Valley and nearby Forest of Bowland, making it ideal for those who enjoy an active lifestyle or simply value a more tranquil way of living.

For commuters and city-goers, Lancaster is just three miles away, easily reached via a scenic cycle route along the River Lune or via the regular local bus. The M6 motorway is also just a short drive away, offering great connectivity.



# The Garden



Outside, a private driveway, car port, and garage mean there's ample parking and storage for bikes, sports equipment, or the family campervan!

The front garden sets the home back from the road, while the wonderful private rear garden is where summer memories are made — barbecues sizzling, children playing on the lawn, and quiet evenings spent under the setting sun enjoying a drink on the patio!



*Garage*



*Parking*



*Garden*











# The Bedrooms



Upstairs, the home continues to impress. There are three generous double bedrooms, with two bedrooms having built-in storage. One bedroom benefits from its own private en suite, giving parents or guests their own sanctuary.



# Kitchen



The large kitchen with casual dining area is already a hub of activity — a place where breakfasts are shared before school, homework is supervised, and friends are welcomed for coffee.



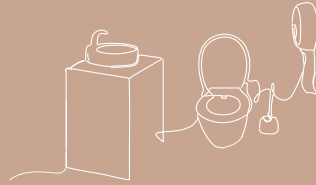








# The Bathrooms

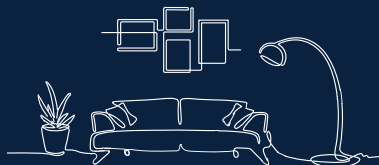


A convenient ground floor shower room means guests or family members have their own private facilities. Alongside the master bedroom's en suite, there is a large four-piece family bathroom, ensuring there's never a queue in the morning rush!

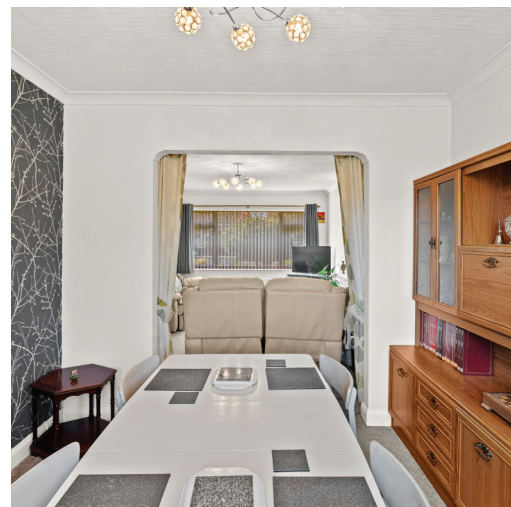




# Lounge Diner



The spacious lounge offers plenty of room for everyone to gather for cosy movie nights, lively celebrations, or quiet afternoons. The separate dining room is ideal for both special occasions and everyday family meals. For those dreaming of more open-plan living, there is potential to connect this space to the kitchen.



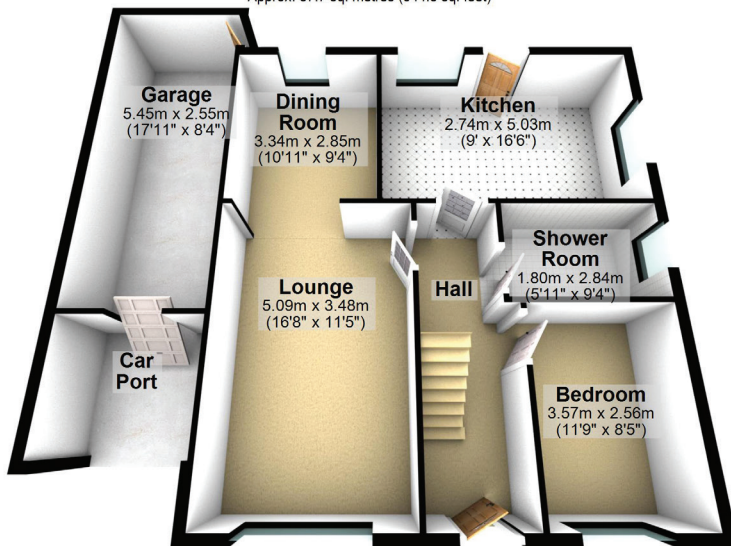






### Ground Floor

Approx. 87.7 sq. metres (944.3 sq. feet)



### First Floor

Approx. 54.0 sq. metres (581.6 sq. feet)



**Total Area: 141.8 sq. metres (1526 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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