



33 Bowland Fold

Halton





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Nestled within the sought-after Bowland Fold development in Halton, this stunning four-bedroom detached home offers contemporary living with a wealth of high-end upgrades.

Built just two years ago, the property benefits from eight years of remaining warranty and has been thoughtfully enhanced by the current owners to create a truly exceptional family home.

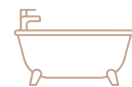
Upon entering, the spacious hallway sets the tone for the rest of the home, featuring luxury Herringbone flooring that flows seamlessly through the kitchen, dining area, utility, and downstairs WC.

This home is equipped with Hive zoned central heating, allowing for precise temperature control throughout, and full fibre broadband is installed directly to the property, ensuring ultrafast connectivity for home working or streaming.

Situated within a modern, family-friendly development, 33 Bowland Fold offers contemporary, stylish living in a thriving community.



4 BEDS



3 BATHS

- Only two years old, with eight years of remaining warranty.
- Extensively updated by the current owners.
- Situated within a modern, family-friendly development.
- Hive zoned central heating, allowing for precise temperature control throughout.



Take a closer look...

Property Type:

Detached

Square Footage:

1710.6 sqft

Council Tax Band:

E

EPC Rating:

B

Tenure:

Freehold

Why Halton?



The village of Halton provides excellent amenities, including schools, shops, and scenic walks along the River Lune, while Lancaster and the M6 are easily accessible for commuters. This meticulously upgraded and immaculately maintained home is ready to move into and is perfect for families or professionals looking for modern, high-spec living in a fantastic location.

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



Externally, the property benefits from an outside tap, perfect for garden maintenance. The rear garden provides a private and peaceful outdoor space, ideal for entertaining or relaxing.



Garage



Parking



Garden



 **lunevalley**
ESTATES.



The Bedrooms



Upstairs, four well-proportioned bedrooms provide ample space for a growing family. The owners have added Hammonds fitted wardrobes, offering stylish and functional storage solutions.

A large upstairs storage cupboard has also been incorporated, perfect for keeping everyday essentials neatly tucked away. The boarded-out loft with a fitted loft ladder and lighting provides additional storage, maximising the home's practicality.



Kitchen & Dining Room



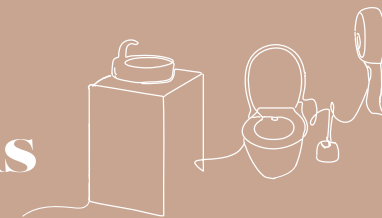
The heart of the home is the open-plan kitchen and dining area, boasting quartz worktops, a Silgranit Franke sink, and an ultra-convenient Quooker tap for instant boiling water.

The kitchen has been upgraded with premium AEG appliances, including an upgraded extractor, ensuring a sleek and efficient cooking experience. Aerial points have been added, providing versatility for entertainment. The utility room has been significantly improved with a quartz worktop, additional sink, and extra cupboard space, adding both style and practicality.





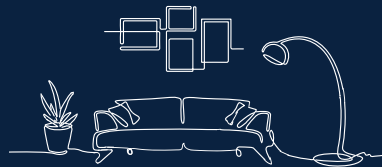
The Bathrooms



The bathrooms have been upgraded with bespoke vanity units enhancing both aesthetics and practicality. The master bedroom also plays host to a lovely en-suite shower room. In addition, there is a handy utility area and WC downstairs.

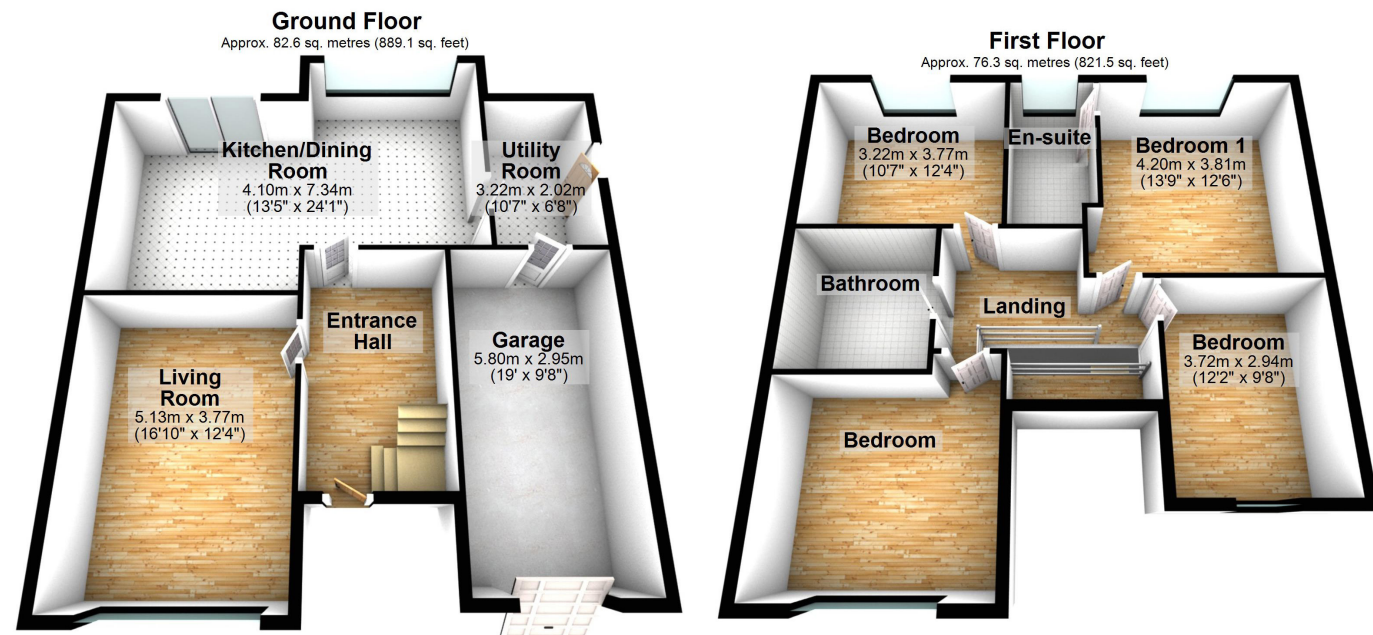


The Lounge



The lounge is an inviting retreat, enhanced with stylish panelling, creating a cozy yet sophisticated space for relaxation.





Total Area: 158.9 sq. metres (1710.6 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.”





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015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com