





Inside The Home

Stepping in to this spacious family home, you enter via a composite door into a light and bright Entrance Hall, with stairs leading to the first floor and a useful understair storage cupboard. A generous Living Room can be found providing the perfect backdrop for cosy nights in, as well as an exceptional open plan Kitchen Diner, providing the perfect back drop for family get togethers or socialising with friends. With a range of fitted wall and base units, and appliances which include a high ride oven, a four ring hob with extractor above, and a dishwasher, as well as an integrated fridge freezer. UPVC double glazed French doors provide access into a stunning rear garden, with the ground floor being completed by a handy WC.

To the first floor, three generous bedrooms can be found, with the master bedroom benefitting from an ensuite shower room. A modern three-piece bathroom suite can also be found as well as a handy built in storage cupboard.

This property is beautifully presented throughout and provides ample space for any growing family. Perfect for first time buyers, families or those looking to downsize, this incredible home has it all.

Let's Take A Closer Look At The Area

Located in the Lune Valley village of Halton, this vibrant area has an excellent range of amenities including a highly regarded primary school, a doctors surgery and chemist, local shops and a superb community centre, all within walking distance. The nearby Bay Gateway provides almost instant access to the M6 motorway whilst the local bus services provide excellent access to surrounding towns and further a field. For those who love to embrace nature, the idyllic River Lune sits to the west, providing some of the best beauty spots and walks on the villages doorstep.

Let's Step Outside

Located on the largest semi-detached plot on the Foundry Close development, to the front of the property, a block paved driveway can be found, providing off road parking for two cars. Planted borders line a flagged path leading to the front and side of the property, where the rear garden can be accessed

by secure wooden fencing. To the rear, a laid to lawn garden can be found, with beautifully stocked borders and two paved patio areas, perfect for alfresco dining and enjoying a morning coffee on a warm summers day.

Services

The property is fitted with a gas central heating boiler and has main electric, mains water and mains drainage.

Tenure

The property is Freehold, with an annual maintenance charge of £161 per annum, which covers maintenance of communal areas, road and street lighting. Title number: LAN238120.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

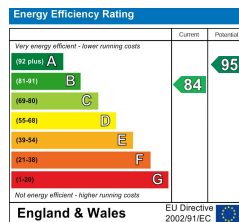
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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