





Inside The Home

A fantastic opportunity to acquire a spacious three-bedroom detached bungalow, ideally suited to first-time buyers, downsizers and those looking to plan for the future. Set within a desirable rural setting, this welcoming home combines generous living accommodation with modern touches and plenty of potential.

Entry is through a double-glazed front door into the impressive open-plan kitchen, dining and lounge area. The kitchen is particularly spacious, offering an excellent amount of worktop space and a good range of fitted cupboards, together with an integrated oven and fridge/freezer. Beyond the kitchen, the dining area flows naturally into the lounge, creating a bright and sociable space that is equally well suited to entertaining guests, spending time with family or simply relaxing and unwinding. The property offers three bedrooms, comprising two doubles and a single bedroom. The single bedroom is currently utilised as a useful spare room and storage space, while one of the double bedrooms is currently arranged as a delightful nursery. The generous master bedroom benefits from double patio doors opening directly onto the rear garden, as well as a Jack and Jill door providing convenient access to the bathroom. The bathroom is spacious and modern, featuring a four-piece suite including a separate shower, providing both practicality and comfort. The current owners have made a number of improvements, including installing new windows to both double bedrooms, updating the décor and laying new flooring throughout, giving the property a fresh and contemporary feel. Further storage is provided by the loft, which is partially boarded and offers useful additional space for keeping belongings neatly out of the way.

A rare opportunity to secure a well-presented detached bungalow in a peaceful rural location, offering spacious accommodation, excellent storage and a versatile layout. An ideal home for those taking their first step onto the property ladder, looking to downsize, or planning ahead for a comfortable long-term home.

Let's Take A Closer Look At The Area

Forton is a charming rural village in Lancashire, ideally positioned for those looking to enjoy a quieter village lifestyle

while remaining within easy reach of larger towns and cities. Situated on the outskirts of Lancaster and within easy reach of Garstang, the location offers an appealing balance of countryside living and everyday convenience. The surrounding area is known for its attractive rural landscape, with plenty of opportunities to enjoy the outdoors, walks and open countryside. For commuters, the property is particularly well placed for access to the M6 motorway, making journeys north and south convenient. Lancaster, Garstang and the surrounding communities are all readily accessible, providing a good range of shops, amenities, schools and local services.

With its peaceful rural setting, excellent transport links and proximity to both Lancaster and Garstang, Forton offers an attractive lifestyle for those wanting the best of countryside living without feeling too remote.

Let's Step Outside

To the front, the property benefits from off-road parking for approximately 2–3 vehicles, with a gated entrance providing additional security and privacy. The rear garden has been thoughtfully landscaped, offering a low-maintenance combination of composite decking and lawn. The garden is fully fenced and benefits from a secure storage shed, providing useful additional space for garden equipment and belongings. The garden is particularly private and is barely overlooked, creating a peaceful and secluded outdoor space ideal for enjoying the sunshine, entertaining or simply relaxing in privacy.

Services

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

Tenure

The property is Freehold. Title number: LAN77045

Council Tax Band

This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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