



63 Foundry Close, Halton, Lancaster, LA2 6FE

Forming part of the exclusive Story Homes development in Halton and boasting an exceptional quality of living accommodation across two spacious floors, is this immaculately presented four bedroom detached family home on Foundry Close. Ready to move in, the impressive property is an ideal home for buyers looking for contemporary living thanks to its a variety of attractive features, including an ensuite to the master bedroom, a large rear garden and a recently converted play room which provides even further living space. Internally, the property briefly comprises on the ground floor of a welcoming entrance hall, an inviting lounge area, a stunning open plan modern fitted kitchen dining living room that spans the full width of the property comes with bifold doors leading out to the rear garden, a handy utility room, a downstairs WC and a versatile play room which could also be used as an office / gym area. To the first floor are three excellent sized double bedrooms with the master boasting an ensuite shower room, a fourth single bedroom currently used as a walk-in wardrobe/dressing room and a stylish four piece family bathroom suite. Externally, the large garden to the rear benefits from plenty of privacy thanks to high border fencing and presents a secure place for children to play along with outside entertaining. To the front is an additional garden area, along with a driveway suitable for two vehicles and access into a small garage/store. A desirable location, the property is well supported by nearby amenities including excellent schooling, highly regarded universities and an array of typical city centre high street shops, bars and restaurants that are all within easy reach. Halton itself is also now extremely accessible due to the recently completed M6 link road and upgraded B4RN broadband within the local area. There is a popular village pub, a highly regarded primary school, village shops together with a butcher, chemist and a superb community centre.



Ground Floor

Entrance Hall

3'11" by 17'4" (1.21 by 5.3)

Laminate flooring, access to large under stairs storage cupboard, radiator and ceiling light.

Lounge

11'9" by 14'11" (3.6 by 4.57)

Spacious lounge with a window to front aspect, radiator and ceiling light.

Kitchen Dining Living Area

25'2" by 12'6" (maximum measurements) (7.69 by 3.82 (maximum measurements))

Modern fitted kitchen with a range of base and wall mounted units plus central island with breakfast bar, AEG integral appliances including double oven, five ring gas hob, fridge freezer, sink and drainer unit. Bi-fold patio doors leading out onto the rear garden, window to rear aspect, laminate flooring, radiators and ceiling lights.

Play Room

8'1" by 10'9" (2.47 by 3.28)

Recently converted partly from the garage space and provides a versatile living area currently used as a play room, would also make a home office or gym with power and ceiling lights.

WC

5'6" 3'4" (1.7 1.02)

Low flush WC, window to side aspect, radiator and ceiling light.

Utility

9'4" by 4'8" (2.86 by 1.44)

Fitted base and wall mounted units with integral washing machine and sink and drainer unit. Door providing side access to rear garden, radiator and ceiling light.

Garage Store

8'3" by 6'6" (2.52 by 2)

Current owners converted the majority of the garage into a play room however there is still a storage area to the front which is accessed via an up and over door with lighting.

First Floor

Master Bedroom

11'9" by 15'1" (3.6 by 4.6)

Large double bedroom with window to front aspect, radiator and ceiling lights.

En Suite

Three piece suite comprising of a shower cubicle, low flush WC and wash hand basin. Towel radiator, window to front aspect and ceiling lights.

Bedroom Two

13'9" by 9'3" (4.2 by 2.82)

Good sized double bedroom with window to front aspect, radiator and ceiling lights.

Bedroom Three

13'7" by 9'3" (4.16 by 2.82)

Good sized double bedroom with window to rear aspect, radiator and ceiling lights.

Bedroom Four

9'11" by 7'8" (3.04 by 2.35)

Single bedroom with a range of fitted wardrobes, currently used as a dressing room but would also make a single bedroom, window to rear aspect, radiator and ceiling light.

Bathroom

9'11" by 7'6" (3.03 by 2.3)

Contemporary four piece suite comprising of a large shower cubicle, tiled bath, low flush WC and wash hand basin. Window to rear aspect, towel radiator and ceiling lights.

External

Large secluded rear garden with a sizeable patio seating area and central lawn. Driveway to the front providing off road parking for at least two vehicles with an additional small garden area.

Council Tax

Band E







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<small>Most energy efficient - lower running costs</small> 92-100 A 89-91 B 85-88 C 81-84 D 77-80 E 73-76 F 69-72 G <small>Not energy efficient - higher running costs</small>		84	93	<small>Most environmentally friendly - lower CO₂ emissions</small> 102-110 A 92-101 B 82-91 C 72-81 D 62-71 E 52-61 F 42-51 G <small>Not environmentally friendly - higher CO₂ emissions</small>			
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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