



5 Forge Wood Close, Halton, Lancaster, LA2 6NZ

Situated on a substantial corner plot within the sought-after village of Halton, this spacious five-bedroom detached residence on Forge Wood Close presents an appealing option for families. Offered with no onward chain, the property boasts a deceptive spaciousness and a flexible layout, making it an ideal choice for a growing family. Additionally, the generously sized gardens provide the opportunity for further extension. The ground floor features a welcoming entrance hall, a contemporary fitted kitchen seamlessly connected to an extended living dining room, an inviting lounge, a double bedroom, and a four-piece bathroom suite. The first floor accommodates four sizeable bedrooms, all capable of accommodating double beds, and a stylish shower room suite. Externally, the substantial garden to the side and rear offers an excellent play area for children and enjoys the advantage of backing onto open green spaces at the rear, creating a tranquil retreat. The front of the property features a driveway for off-road parking and a single garage, accessible from the rear garden as well.

Conveniently located for Lancaster, the property is well-supported by nearby amenities, including falling within the catchment area for several outstanding secondaries schools, including the Girls' and Boys' Grammar schools and Ripley St Thomas', highly regarded universities, and a variety of city centre high street shops, bars, and restaurants within easy reach. Halton itself is easily accessible due to the nearby M6 link road and upgraded B4RN broadband in the local area. The village offers a popular pub, a highly regarded primary school, village shops, a butcher, a chemist, and a superb community centre, all within walking distance.



Ground Floor

Kitchen

Modern fitted kitchen open plan with the dining area and with a range of base and wall mounted units, four ring ceramic hob with fan oven beneath, plumbing for washing machine, space for a fridge freezer, sink and drainer unit. Also with windows to side and rear aspects, laminate flooring, radiator and ceiling lights.

Living Dining Room

Spacious open plan room with flexibility in terms of layout, with windows to side and rear aspects, laminate flooring, radiators and ceiling lights.

Lounge

Relaxing front lounge with a feature fire place, window to front aspect, radiator and ceiling light.

Bedroom / Study

Large double bedroom currently used as a study, with a window to front aspect, radiator and ceiling light.

Bathroom

Four piece suite with a panel bath, shower cubicle, a low flush WC and a wash hand basin. Windows to side aspects, laminate flooring, towel radiator and ceiling lights.

First Floor

Bedroom One

Good sized double bedroom with a window to side aspect, radiator and ceiling light.

Bedroom Two

Another good sized double bedroom with a window to side aspect, radiator and ceiling light.

Bedroom Three

Another good sized double bedroom with a window to side aspect over looking the side garden, radiator and ceiling light.

Bedroom Four

Large single bedroom or smaller double bedroom, with a window to side aspect, radiator and ceiling light.

Shower Room

Three piece suite with a shower cubicle, low flush WC and wash hand basin. Window to side aspect, towel radiator and ceiling light.

External

Property occupies a sizeable corner plot with a large garden offering a plenty of lawn space, an ideal space for a relaxing seating area and a variety of flower beds. To the front is a small mature garden that adds plenty of kerb appeal, along side a driveway providing off road parking for at least two vehicles and leads into the single garage. Rear access to the garage can also be found by the rear seating area.

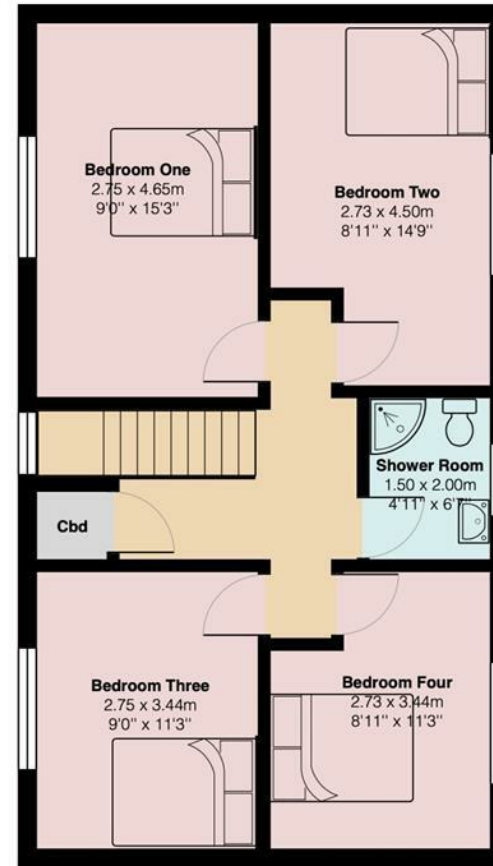
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 Most environmentally friendly - lower CO ₂ emissions A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G (Not environmentally friendly - higher CO ₂ emissions)			
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