



11 Forest Heights, Halton, Lancaster, LA2 6FH

An immaculate and beautifully presented property, filled with light and charm. You can really feel a warm welcome from the moment you step inside. This open plan home is perfect for those looking to entertain, yet cosy enough for a quiet film night. Perfect for a single person, couple or young family. With exceptional views across the surrounding countryside, towards Ingleborough, Caton Mills and Clougha Pike.

Built in 2020 by Wrenman Homes, Forest Heights sits privately yet proudly on the end of the Riverside village of Halton. With a plethora of local amenities including shops, public house, eateries and an excellent community village hub. There is also a local primary school and a doctors surgery situated in the heart of the village. For those who enjoy walking, the breath-takingly popular Crook O Lune is situated a short walk away, with the Lancaster cycle track also within walking distance. Junction 34 of the M6 motorway is less than a 10 minute drive away making it perfect for those commuting.



Layout (with approx. dimensions)

Ground Floor

Entrance Hall

Entered via a UPVC double glazed door, this light and bright space is very welcoming. With downlighters and laminate flooring. A wooden door leads into:

WC

Fitted with a two piece suite consisting of a WC and a wall mounted wash hand basin. With a UPVC double glazed frosted window, downlighters, laminate flooring and a radiator.

Living Kitchen Dining Room

19'8" x 17'7" (6.00 x 5.38)

A beautifully light and bright room, perfect for entertaining or simply enjoying a cosy film night. The Living Dining area is fitted with feature UPVC double glazed French doors leading out to the rear garden. With a UPVC double glazed window showcasing open views across the surrounding Lancashire countryside, a useful understair storage cupboard, stairs leading to the first floor and two radiators. The kitchen area comprises of a range of wall and base units with a complimentary worktop over a stainless steel sink unit, with mixer tap and drainer. Fitted appliances include a four ceramic hob with extractor over and splash back, with an oven below. There is an integrated fridge freezer and space for a washing machine. With a UPVC double glazed window overlooking the front garden, a gas central heating boiler neatly hidden in a kitchen cabinet, downlighters and laminate flooring.

First Floor Landing

Stairs lead from the Living Area to a bright landing area. With doors leading into the bedrooms and bathroom.

Bedroom One

10'6" x 10'1" (3.21 x 3.08)

A generous sized bedroom, fitted with a UPVC double glazed window and a radiator.

Bedroom Two

13'10" x 8'9" (4.23 x 2.68)

Fitted with a UPVC double glazed window showcasing exceptional views towards Ingleborough, Caton Mills and Clougha Pike. This fantastic room is fitted with a built in over the stair storage cupboard, access to a loft space and a radiator.

Bathroom

7'6" x 6'0" (2.30 x 1.84)

Fitted with a three piece suite consisting of WC, a wall mounted wash hand basin and a bath with shower over, glass shower screen and tiled surround. With a UPVC double glazed frosted window, an extractor fan, downlighters, a heated towel rail and tiled flooring.

Outside

To the front of the property, there is allocated parking for two cars (the first and second parking spaces on the right as you enter the parking area. A pathway leads to the property where a small lawned garden can be found, with planted borders. To the rear, a laid to lawn garden be found with an excellent flagged patio area, perfect for sitting out and relaxing. With a small planted border and privacy fencing. Over the fencing a wildflower meadow can be found, which is maintained as part of the lease and owned by the development, providing another layer of privacy. To the side of the property there is a gated access and pathway, providing external access to the rear.

Please Note:

Being built in 2020, the property was issued with a 10 year NHBC guarantee, which is still current and valid. There is a Phylon located to the rear. Whilst it is not directly behind the property, it is in close proximity.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band B – Lancaster City Council.

Tenure

The vendors have had the freehold transferred to them LAN246051 and this is currently being finalised with land registry. There is no Ground Rent to pay however the service charge is £300.00 PA and includes upkeep of the communal areas, including the rear wild flower area to the rear and lighting.

Viewings

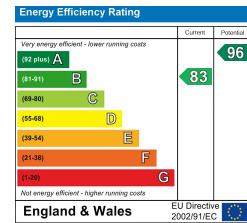
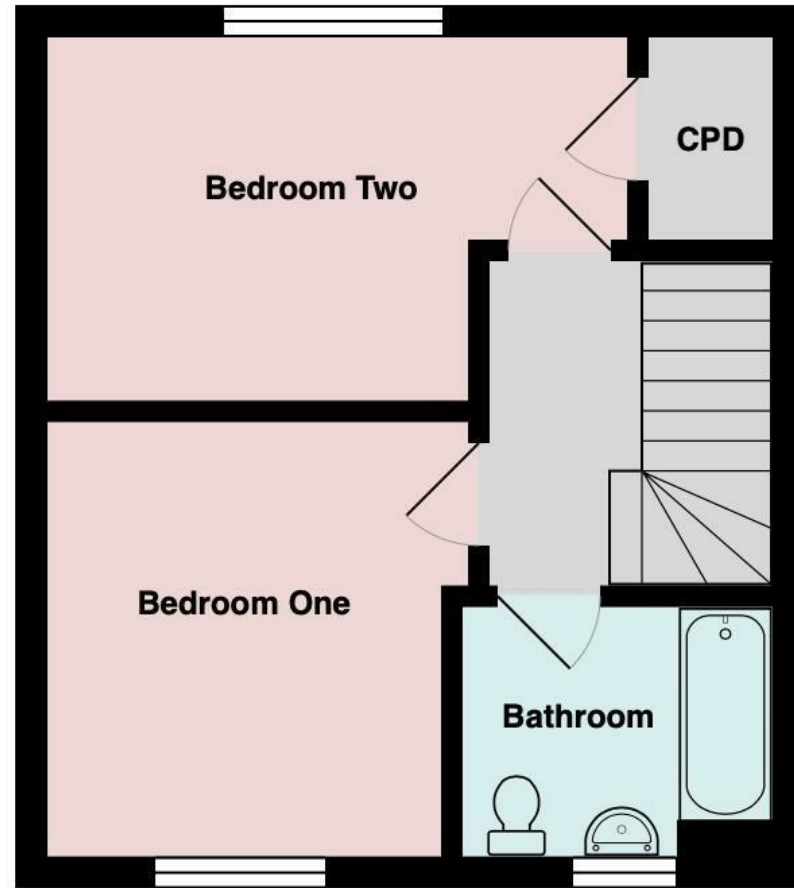
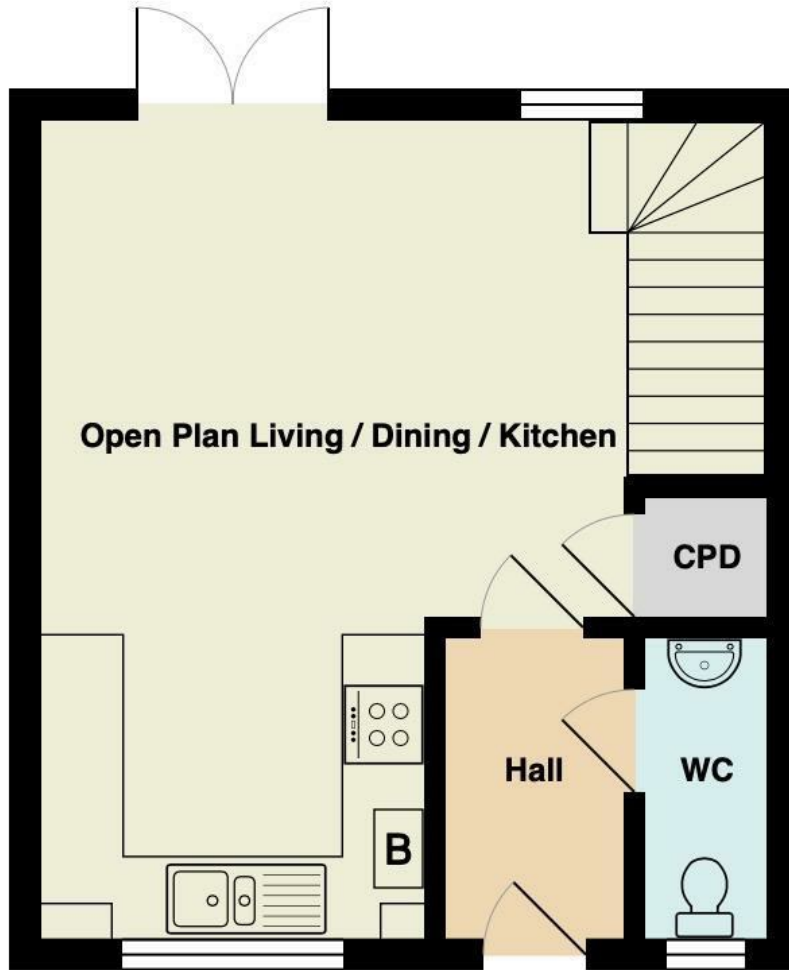
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Energy Performance Certificate

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