



62 Foundry Close, Halton, Lancaster, LA2 6FE

A stunning four bedroom detached family home in a desirable area of Halton. Great for families and professionals, there is easy access to local amenities including pubs, cafes, shops and the community centre, with the River Lune and surrounding countryside just a short walk away. For commuters, it is a short drive to the motorway, with excellent transport routes to Lancaster city centre, and Morecambe via the Bay Gateway. Schooling is also extremely well covered with Halton, Hornby, Wray, Caton, Melling and Arkholme all having Ofsted rated Good primary schools at the time of listing).

The property boasts large modern entertaining spaces, including a welcoming living room and large kitchen diner which spans the rear of the property. Upstairs, are four well-proportioned bedrooms, serviced by a contemporary bathroom, with the main bedroom boasting its own ensuite.

The well-maintained, secure rear garden is ideal for children and pets, with a large driveway at the front of the property leading to the integrated garage, offering plenty of potential for vehicles, storage or as a workshop.

A fantastic family house in a popular area, this property is just waiting to become your next home!



Features & Location

Situated on the sought after Foundry Close in Halton, the property is a short walk to local shops, pubs and the village community centre. With easy access to the River Lune and cycle track into Lancaster, providing access to the nearby natural surroundings. There are excellent transport links to the M6 motorway, making it the ideal base for commuters.

Hall

17'5" x 4'0" (5.32 x 1.22)

The hallway connects the main living spaces with laminate flooring running through into the kitchen diner. It features an external UPVC door to the front of the house and a pendant ceiling light, to create a welcoming entranceway.

Living Room

14'10" x 11'10" (4.53 x 3.62)

A spacious living room situated at the front of the property, filled with natural light by the large double glazed window out to the front garden. With a carpeted floor and pendant ceiling light, and ample space for seating and storage, it's a great space for gathering friends and family, or just relaxing in the evenings.

Kitchen / Diner

25'6" x 11'4" (7.79 x 3.47)

An expansive contemporary kitchen diner with sleek white units and a central island with breakfast bar seating. Appliances include a five ring gas hob, double oven, integrated fridge and freezer, and a double sink with drainer. A large double glazed window looks out to the rear garden with overhead spotlights creating a bright preparation space. The room opens out into a spacious dining area with ample space for a large family dining table. The space is flooded with light by large glass bi fold doors which open the space up to the patio and garden, great for summer entertaining. Laminate floor connects the two spaces to form the hub of the home.

Utility

9'4" x 4'8" (2.87 x 1.43)

A practical utility room sits beside the kitchen, with a counter top, sink and storage at one end, with utility points for a washer dryer, isolating appliance noise in the rest of the home. A single panel radiator sits beside the external UPVC door to the side of the property.

WC

5'7" x 3'4" (1.72 x 1.02)

A downstairs WC is located through the utility room, beside the external door to the side of the house. Featuring a low flush toilet and pedestal sink unit with a frosted double glazed window providing natural light.

Landing

15'7" x 6'11" (4.77 x 2.11)

The carpeted central landing connects the upstairs bedrooms and bathroom with overhead access into the attic space.

Bathroom

9'9" x 7'5" (2.99 x 2.28)

The main bathroom is located off the landing with a tiled floor and tiled walls up to ceiling height. Overhead spotlights and a frosted double glazed window to the rear of property provide light. The suite includes a modern low flush toilet, pedestal sink unit, a double walk in shower and a built-in bath with shower attachment. A heated towel rail is located beside the door.

Bedroom 1

15'1" x 11'5" (4.61 x 3.49)

Located at the front of the property is a spacious double bedroom with large double glazed windows providing natural light. The room is carpeted with an overhead pendant ceiling light and single radiator located beneath the window. With ample floor space for a double bed and storage solutions in the form of wardrobes, and USB sockets, it is a large and comfortable main bedroom. The dedicated ensuite is accessed by an internal wooden door.

Ensuite

9'9" x 3'2" (2.99 x 0.97)

A modern ensuite attached to the main bedroom, with grey tiled floor and walls. The suite includes a low flush toilet, modern pedestal sink and double walk in shower. Overhead spotlights, a heated towel rail and a frosted double glazed window looking out to the front of the property complete the ensuite.

Bedroom 2

13'9" x 9'2" (4.21 x 2.80)

A well proportioned double bedroom located at the front of the

property with a double glazed window providing natural light and a single panel radiator below. There is plenty of space on the carpeted floor for a double bed, bedside tables and large wardrobes, with a central pendant ceiling light.

Bedroom 3

13'7" x 9'1" (4.16 x 2.78)

Located at the rear of the property is a carpeted double bedroom with a large double glazed window looking out onto the rear garden and a single panel radiator beneath. There is a central pendant ceiling light and double sockets located around the room so you can tailor it to your family's needs.

Bedroom 4

9'10" x 7'10" (3.02 x 2.39)

A versatile single bedroom at the rear of the property with a carpeted floor and pendant ceiling light. A single panel radiator sits beneath the double glazed window onto the rear aspect. Great for use as a child's bedroom, home office, hobby room or nursery.

Garage

17'5" x 8'2" (5.33 x 2.50)

A large integrated garage is accessed by an up and over door from the main driveway. It is a multifunctional space that can be tailored to your needs, with white painted walls and a concrete floor. The boiler and electrical fuse box are mounted on the wall with utility controls beside. The room is lit by a central ceiling light with a switch located by entrance.

Exterior

A well-proportioned, south west facing rear garden features a paved patio outside the bi-fold doors from the dining area, with an additional seating area to the rear of the garden. There is a large central lawn, great for pets and children, with side access from the front via a secure gate, with walls and fencing keeping the garden private and secure.

The front of the property features a block paved driveway with parking for two cars and a small lawned area bordered by bushes. There is access to the garage through an up and over door off the driveway.

Additional Information

Freehold. Council Tax Band E.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	93
(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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