



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



OIRO £307,500 Freehold

Stylish three-bed detached home in Forton with modern décor, EV charging, detached garage, and wrap-around gardens. Features a spacious dining kitchen, bright lounge, master with en suite, and versatile bedrooms. Close to Scorton, Nicky Nook, Garstang, Lancaster, A6 and M6.

- Beautifully presented
- Three Bedrooms (Master en-suite)
- Open plan dining kitchen
- Walk in Condition
- Driveway parking plus garage
- VIEWING HIGHLY RECCOMENDED
- EV Charging Points

When we think of a modern detached home with stylish décor, thoughtful upgrades, and a genuine sense of care throughout, Roeburn Avenue in Forton fits the bill perfectly. This beautifully presented home offers true walk-in condition, combining comfort, practicality, and an elegant aesthetic.

Set on a generous corner plot, the property enjoys strong kerb appeal and low-maintenance wrap-around lawned gardens. A spacious driveway provides ample parking for several vehicles and is equipped with not one but two electric vehicle charging points—one 2.5kw and one fast-charging 7kw—perfect for multi-EV households. The detached garage offers further parking or storage solutions and would also make an excellent workshop.

Step inside, and you're greeted by a bright, airy entrance hallway, with windows on both ground and first floors allowing natural light to flood through, while maintaining a good level of privacy. There is also a conveniently located WC. The living room is filled with natural light from dual-aspect windows, creating a peaceful space ideal for unwinding in the evening, whether reading or enjoying a film.

At the heart of the home is the generous dining kitchen—a sociable, open space perfect for both cooking and entertaining. Stylishly upgraded by the current owners, the kitchen features sleek modern cabinetry, a porcelain sink with standout taps, and a central island that doubles as a breakfast bar for informal dining. There's also ample room for a formal dining table. French doors open directly onto the garden, offering seamless indoor-outdoor living during the warmer months.

As you head upstairs, a modern stair runner adds character and draws you up to the first floor. The master bedroom is a true retreat—light, spacious, and calming—with plenty of room for a king-sized bed and its own en suite shower room. The second bedroom, another good-sized double, is currently used as a home office but would also serve well as a guest or children's room. It's conveniently located near the stylish main bathroom. The third bedroom, slightly smaller, has been transformed into a luxurious dressing room complete with mirrored wardrobes and integrated lighting. However, it could easily be reinstated as a bedroom should the new owners prefer.

Outside, the rear garden is a walled sanctuary, designed with distinct areas for seating, relaxing, gardening, and play. A wooden decked section provides a lovely spot for outdoor dining or simply enjoying a sunny afternoon. There is also a personnel door into the detached garage for added convenience.

Forton is perfectly positioned between the towns of Garstang and Lancaster, offering easy access to local amenities, excellent schools, and countryside walks. The village of Scorton is nearby, home to the popular café and farm shop 'The Barn', and Nicky Nook provides one of the area's most scenic walking routes. For commuters, the A6 and M6 are within easy reach, making this location ideal for travel both north and south.

This is a truly delightful home in a desirable location, offering modern comfort, style, and the joy of semi-rural living.

Council Tax Band: D (Wyre Borough Council)

Tenure: Freehold

There is an annual maintenance charge for the upkeep of communal areas, lawns and pathways. We are advised this is currently £200 per year.

Parking options: Driveway, EV Charging, Garage

Garden details: Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

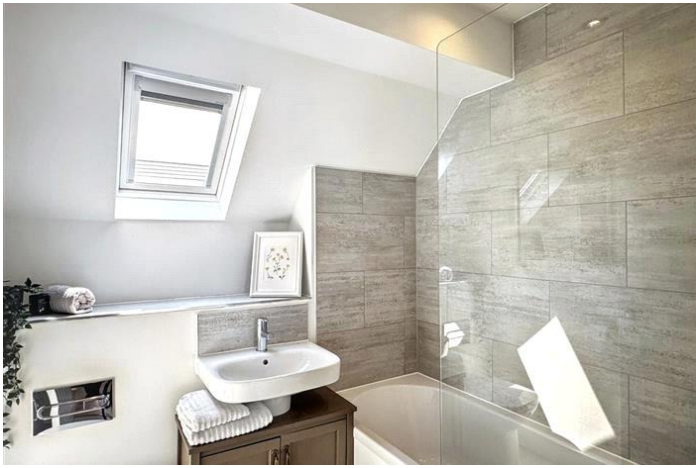
Water supply: Mains

Sewerage: Mains

Broadband: FTTP









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	114
(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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.