

# 7 Forgewood Drive

Halton, Lancaster, Lancashire, LA2 6NY

**£220,000**



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Are you looking for a spacious for you and your family? How about one with 3/4 bedrooms? You'll love just how spacious the lounge is. This is a home that really can grow with you!

Available now - no chain.

## A brief description

Set back, on a quiet residential street, Forgewood Drive is a perfect 3/4 bed home, ideal for a growing family but equally suited to the semi-retired looking for a home with space.

This is a home which feels spacious. It is bright and airy. The ground floor has a thoughtfully considered layout which means you can use rooms as you wish. It is a home which is flexible.

Forgewood Drive has been in the same family ownership for over 43 years which speaks volumes about the area. It is a home which has been well maintained and cared for.

With well-proportioned rooms, a generous sized garden and lots of storage, could this be your next home? It certainly is a fabulous village location and demands a closer look.



## Key Features

- A 3/4 detached family home
- Spacious lounge with living flame gas fire
- Modern kitchen with built in double oven
- Three ground floor bedrooms or perhaps 2 bedrooms and a dining room?
- Two first floor bedrooms (Master with built in wardrobes)
- Ground floor bathroom and first floor wc
- Generous garden designed for easy maintenance
- Sought after village location
- Vacant possession - we can move quickly on this one

## Where is Forgewood Drive?

Located on a quiet residential, horseshoe-shaped street, Forgewood Drive is a well-maintained family home. Set back from the road, this home is perfectly suited to a wide range of buyers from growing families through to the semi-retired.

Halton is a vibrant village popular with families due to the highly rated primary school and sense of community spirit. The picturesque River Lune runs alongside the lower part of the village - home to an abundance of wildlife from plentiful wild salmon through to the otters, heron and even a kingfisher which is occasionally spotted.

The community centre and neighbouring Halton Mill both host regular events and classes ranging from yoga and Pilates through to singing and art classes. There is also a cafe at Halton Mills serving fabulous homemade cakes and fresh coffee.

The village has a wide range of shops and amenities including a local butcher, corner shop, GP Surgery and pharmacy.





4



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## Need to commute?

Commuters enjoy the convenience of the location with easy access to the M6 via the recently opened Bay Gateway. Lancaster University is just a 10-minute drive. Lancaster city centre is just 3 miles.

## Step inside

Step inside, through the entrance door and into the L-shaped hallway. One of the first things you'll notice is that this hallway is truly central to the home. All of the ground floor rooms are set off it.

Turn left and into the bright and spacious lounge. The large picture window looks out over the rockery in the front garden. The decor is neat, the carpet brand new. This is a spacious lounge, large enough easily host a growing family. The living flame gas fire creates a warming focal point - perfect for when the nights become cooler.

Next is the dining room which looks out over the rear garden. Given the nature of this home - could this be a 4th bedroom, perhaps even a home office. The silver highlighted wallpaper shimmers beautifully.

The modern beech kitchen is bright and spacious. It is stylish, fitted with units in a L-shaped design, complemented by chunky stainless steel handles and a glossy brownstone effect work surface. A double oven/combination microwave is built in. There is space to casually dine. For those that love a pantry - you'll be pleased to discover the original pantry complete with shelving is still in place! Set just off the kitchen is the rear sun porch.

The ground floor also plays host to a further double bedroom and the 4-piece family bathroom. This features a separate shower cubicle, as well as the bath pictured.

## The first floor

Come with us, up the stairs to the first-floor landing area. Pause for a moment at the window and look out over the garden - you'll get a true sense of just how generous sized it really is.

Straight ahead is the master bedroom. This is a spacious double with lots of modern built-in wardrobes. You really can have "his" and "her" storage. Open the double wardrobe and experience your own Narnia - there is further "hidden" storage set into the eaves. This bedroom also has a washbasin - next door is a wc. Why not make it into an ensuite for this master bedroom. It is simple to do.

Set off the landing area are two walk-in storage cupboards - one of these has been used a study. We would add a Velux window. Would you?

## The gardens, drive and garage

Step outside into the low maintenance gardens. A paved patio is perfect for enjoying alfresco dining. Golden gravel leads to a glass greenhouse, perfect for those that enjoy to grow their own. Will you keep it like this or lay it to lawn?

There is ample storage in the garage, there is even a workbench- perfect for those that enjoy DIY. You'll also find further storage built-in under the house. We'd keep the kids garden toys here....

The front garden is an easy maintenance rockery. A tarmac driveway provides off street parking for 2/3 cars and leads to the larger than average garage which also has power and light.

## What we like

*I'm a halton girl so I can tell you first hand this is a fabulous village - there is so much to do and a great sense of community spirit.*

*I love how versatile this home is and how there is so much storage!*





## Extra Information

- This home was built 1969
- The same family lived here for 43 years. This speaks volumes of the area and neighbourhood
- The property has been well maintained throughout
- The soffits and fascias boards are all Upvc
- This home is double glazed throughout.
- It is gas central heated. The Vaillant eco tec boiler is located in the garage - it was new in Dec 2018
- The garage flat roof was replaced in 2008. It has a 25-year guarantee
- It is council tax Band D
- This home is available with vacant possession

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