

60 Beech Road

Halton, Lancaster, Lancashire, LA2 6QH

£280,000



Are you looking for a stylish and spacious home for you and your family? How about one with 3 double bedrooms?

You'll love the open views to the rear of this home and sought after village location.

Available now - no chain.

Floorplan Coming Soon

A brief description

Located in a quiet residential area, Beech Road is a wonderful family home.

This is a spacious home with a bright and airy feeling throughout. The decoration is stylish and this property is extremely well maintained.

Set back from the road with an established front garden and 2 driveways, this home is perfectly suited to a wide range of buyers from growing families through to the semi-retired who will appreciate the versatile layout. Set on a spacious plot with a beautiful, private rear garden and views over the open fields.

There are 3 bedrooms (all are doubles), 2 bathrooms (an upstairs shower room and downstairs bathroom). Even the garage is considerably larger than many.

Beech Road has been in the same family ownership for over 40 years which speaks volumes about the area. Properties on this road do not come up for sale very often. This home has a fabulous village location and demands a closer look.

Key Features

- Detached home
- 3 double bedrooms
- 2 driveways and large garage
- Wonderful open views at the rear
- Sought after village location
- Established gardens front and rear
- Spacious dining kitchen
- Garage with light and power
- No chain we can move quickly on this one



Where is Beech Road?

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.



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Step inside

Step inside Beech Road through the UPVC Double Glazed front door and you'll find an immaculate interior. The spacious lounge has a lovely feature electric fire and the large kitchen diner with french doors opening out onto the picturesque rear garden will definitely impress.

Enter the welcoming hallway and you'll find stairs to your left leading to the first floor and the door to your right enters the study. Let's take a look.

The ground floor

The study enjoys a view out over the front of the property and louvre style cupboards offer plenty of storage space for the tidy, minimalist feel.

The lounge is spacious and the large window to the front aspect allows plenty of natural light into the room. This is a generous sized living room with plenty of space for your sofas and furniture. The decor is calming in lovely neutral shades. A feature remote controlled electric fire sits against the chimney breast offering a warming focal point to this family room.

The dine in kitchen and dining room span the rear of the property, one half is dedicated to the kitchen, the other to dining, with french doors opening out to the garden. This is the perfect space to become the hub of family life.

The kitchen offers ample storage in the wall and base units and there is plenty of worktop space including a built in breakfast bar. The sink enjoys a pleasing outlook over the rear garden and there is an integrated electric oven and 4 ring gas hob. A delightful UPVC stable door allows direct access in and out of the kitchen.

The downstairs bathroom is fully tiled for convenience with a 3 piece suite including corner bath and over bath Triton electric shower.

A handy under stairs storage cupboard is the perfect place to neatly store away the Hoover and ironing board.

The first floor

Return to the entrance hall and take the stairs to the first floor.

You are presented with 3 double bedrooms. The master bedroom is light and spacious with fitted wardrobes and a dressing table along one wall. It is the perfect place to escape and unwind.

The two further bedrooms are both great sized doubles. Additional storage is available in the eaves and attic space.

The shower room has a walk in electric shower with sink and WC and is fully tiled with a large obscured window to the rear.

What we like

Homes on Beech Road don't come on the market very often and it's easy to see why.

Well proportioned rooms, a double driveway and wonderful views from the rear over open fields make this a special place to call home.



The gardens, drive and garage

The rear garden offers a large lawned area, perfect for the children to play. It is fully enclosed, also making it safe for pets. The tiered stone patio areas provide a choice of locations in which to sit out and enjoy the warm sunshine, perhaps whilst enjoying a BBQ, dining alfresco with family or friends.

This home also has two driveways and a large garage. Parking is so easy when you live here. One of the driveways could easily be used for people with a caravan or motorhome.

The large garage has light, power and a water supply plus an integral utility area at the rear. The Worcester Bosch boiler is located in this space along with a sink and WC.



Extra Information

- The property has been in the family for over 40 years, speaking volumes about the area
- The property has been well maintained throughout
- The property was built in 1968
- This home is double glazed throughout
- It is gas central heated. The Worcester Bosch boiler is located in the garage. Serviced Feb 2020
- No chain - we can move quickly on this one

58 Market Street, Lancaster, Lancashire, LA1 1HS

t: 01524 843322 e: sales@jdg.co.uk w: www.jdg.co.uk

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