





Inside The Home

Entered via a UPVC double glazed door, this leads into a bright Entrance, with stairs leading to the first floor. To the left, an immaculately presented Living Room can be found, centred around a feature media wall, providing housing for a wall mounted TV, and a stunning electric fireplace with dramatic mood lighting. Shelving can be found to either side of the media wall, with handy built in storage solutions. A UPVC double glazed window allows natural light to filter through, with quality laminate flooring completing the overall decor. To the rear of the property, a generous open plan Kitchen Diner can be found, fitted with a range of high gloss units, with a complementary butchers block style worktop over. Integrated appliances include a four ring electric hob with an extractor above and an oven below, as well as plumbing for a dishwasher and space for a fridge freezer. A modern gas central heating boiler is discreetly hidden away in a kitchen cabinet whilst a useful understair storage cupboard provides the home with even more storage. With ample space for a generous dining table and a UPVC double glazed door providing access to the rear garden, this is the perfect place for enjoying Sunday roasts and quiet get-togethers with loved ones.

To the first floor, three well-proportioned bedrooms can be found with two doubles and a generous third bedroom. Each room is fitted with a UPVC double glazed window filling the space with ample natural light. An incredible Bathroom suite can be found to the rear of the home which was completed in 2020. Stylish and contemporary, this room provides ample space for any growing family with more storage space, including built-in cupboards. On the landing, access to a large part boarded loft space can also be found with a drop-down ladder for ease of access.

This incredible property is completed to the highest of standards. Receiving a rewire, new plumbing, plaster, Kitchen and Bathroom in 2020, the current vendors have continued the works with a new roof in September 2025, new flooring and decor as well as a PIV ventalation system - everything has been well thought out and catered for, providing purchasers with a move in ready home.

Whether you are first time buyers, families or those looking to downsize, purchase with ease knowing all works have been completed to the highest of standards. Simply superb!

View online or for more information contact our office for details.

Let's Take A Closer Look At The Area

The village of Brookhouse sits in the breath-taking Lune Valley, on the northern edge of the Forest of Bowland, Area of Outstanding Natural Beauty. Renowned for its countryside walks including the Crook O'Lune and the River Lune sitting at its heart, beautiful views can be admired. With a vibrant community surrounding this home, Brookhouse and Caton have a plethora of local shops, eateries and pubs, as well as highly regarded primary and secondary schools making this a perfect family area. With access to the M6 motorway via junction 34, and the excellent Bay Gateway, this property is perfectly placed for commuters, with access to Lancaster train station forming part of the West Coast Mainline.

Let's Step Outside

To the front of the property off-road parking can be found for two vehicles, with a driveway providing access to a larger than average Garage space. With plumbing for a washing machine and space for a tumble dryer, access to the rear garden is provided via a rear pedestrian door. To the rear, a low maintenance garden can be found, with a large Astroturf lawn and a porcelain tiled patio, perfect for alfresco dining. Raised boarders can also be found, ready for the new owners to create a tranquil haven of their own. With secure wooden fencing, sit back and allow little ones to run and play in a safe and secure environment.

Services

The property is fitted with a new gas central heating installed in 2020 and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN103787.

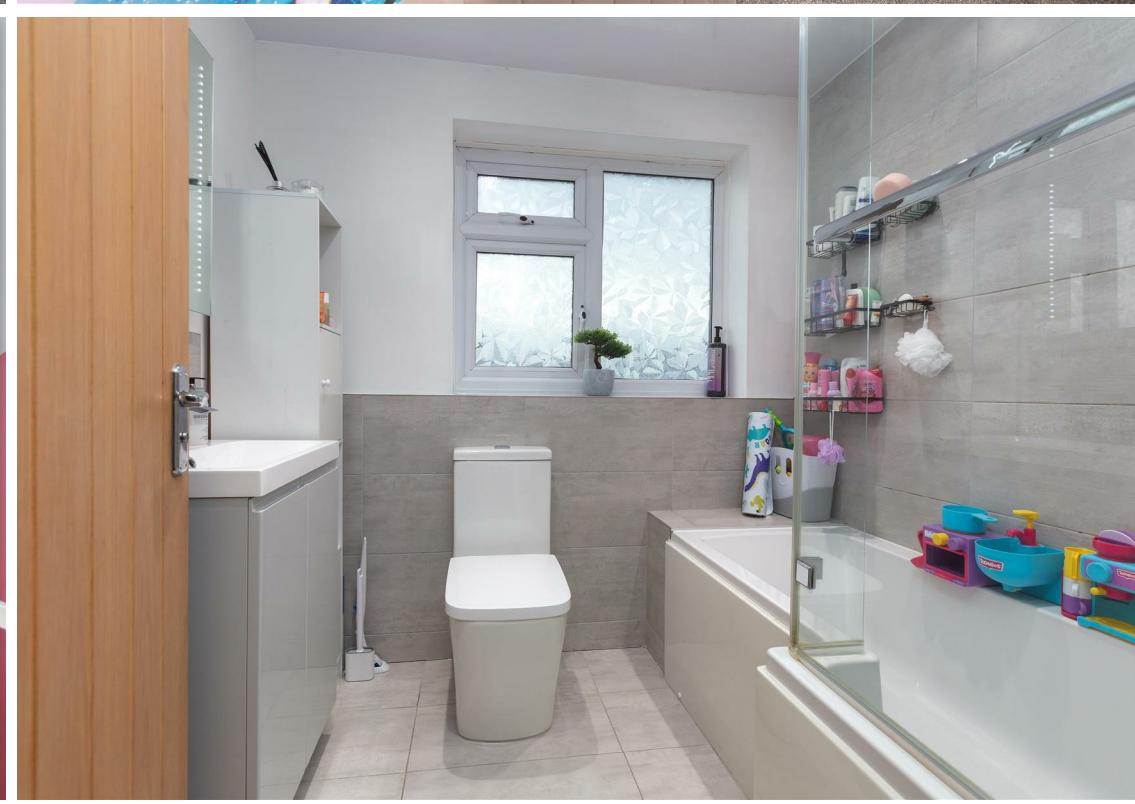
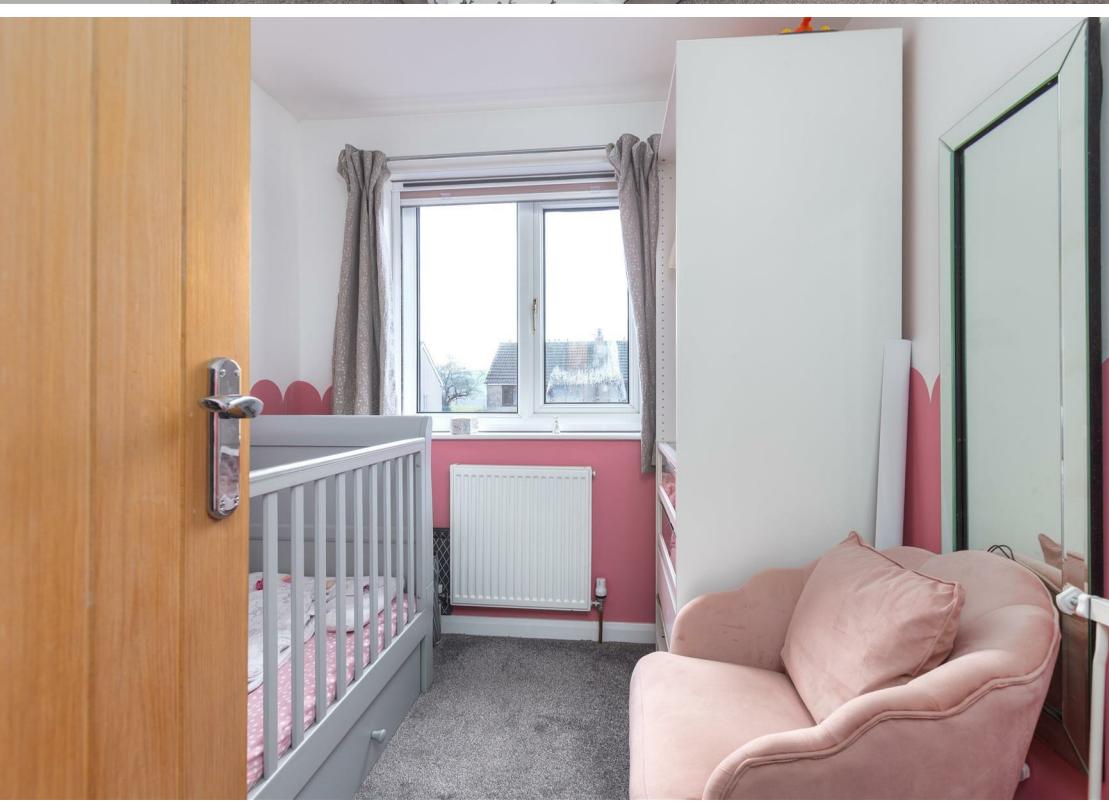
Council Tax

This home is Band C under Lancaster City Council.

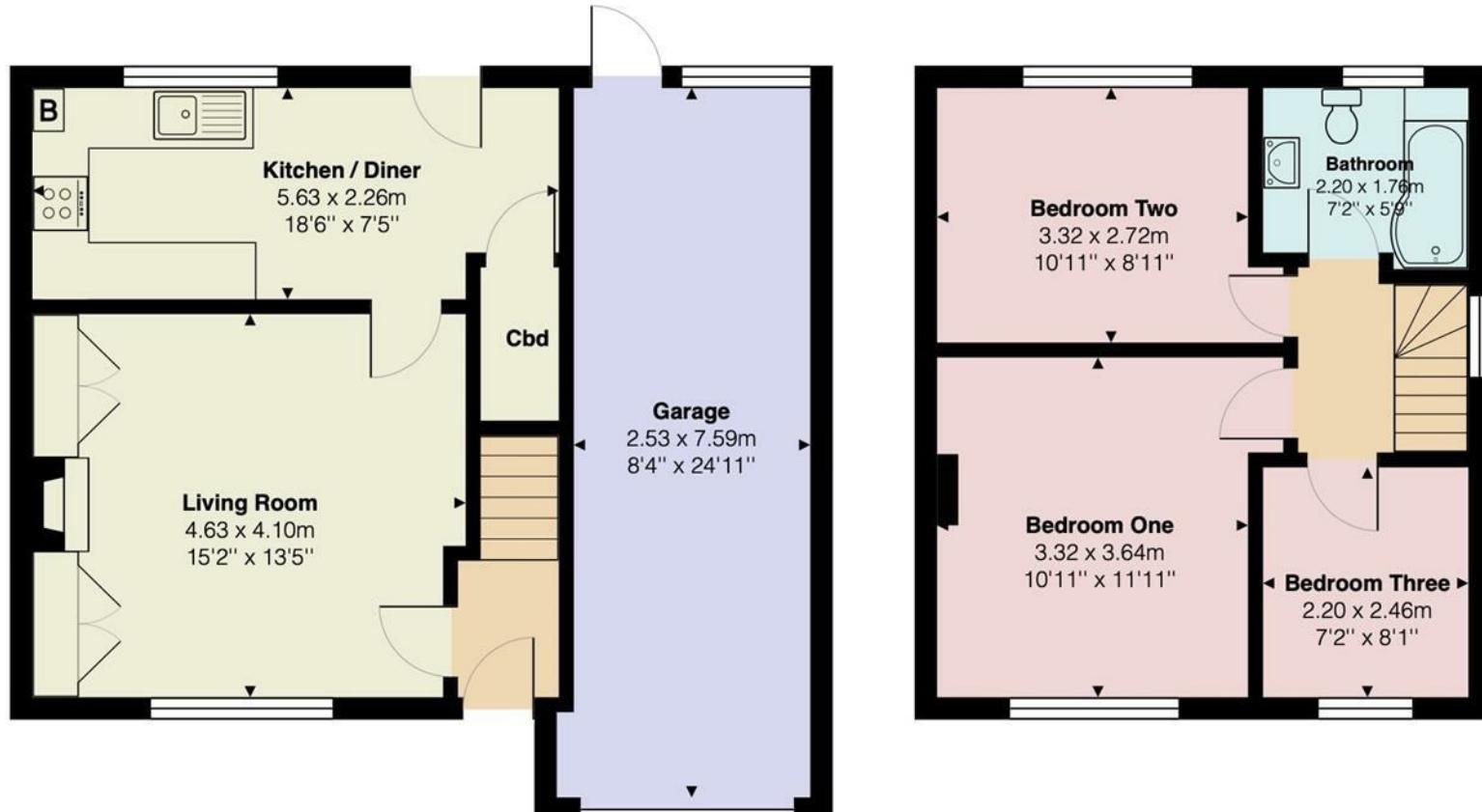
Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate







	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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