

Inside The Home

Entered via a UPVC double glazed door, this leads into an Entrance Vestibule, and on to a bright and welcoming entrance hall with stairs leading into the first floor and access to living and sleeping areas of this spacious home. To the front of the property, a generous Living Room can be found centred around a gas inset fireplace. With a large UPVC double glazed window allowing ample natural light to filter through this incredible home, this room leads onto a Dining Room - the perfect place for Sunday roasts with the whole family. Fitted with a useful understair storage cupboard and UPVC double glazed sliding doors providing access to the rear garden. Adjoining this room, a well proportioned Kitchen can be found, fitted with a range of wall and base units with complementary worktops over and appliances which include a four ring electric hob with an oven below as well as space for a fridge freezer and plumbing for a washing machine. A gas central heating boiler is also located in this room, as well as UPVC double glazed window, showcasing open views across the surrounding Lancashire countryside. A wooden glazed door provides access to a handy rear Porch Conservatory. Located in the centre of the home, a recently installed Shower Room can be found with a large walk-in shower. Completing the ground floor, a double bedroom can be found, providing a ground floor bedroom with easy access to bathroom facilities.

To the First Floor, two larger double Bedrooms can be found, both benefitting from UPVC double glazed windows, providing 180° views across the Lune Valley towards Halton Park and Brookhouse Church. Access to a large loft space can also be found which oozes potential for further development with enough space for a master bedroom and ensuite, subject to relevant planning.

This incredible home provides a blank canvas for a multitude of buyers, in a popular village setting. This incredible home is perfect for families, or those looking to downsize in a well connected, yet peaceful area of the breath-taking Lune Valley, with No Chain.

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, a low maintenance garden can be found, with stone chippings and feature paved detailing. To the side, a large tarmac driveway can be found providing off-road parking for approximately two cars, which leads to a detached garage. Whilst the garage requires a little TLC, it provides ample storage space with light and power to complement. To the rear, the low maintenance theme continues with a large paved patio area, perfect for alfresco dining and socialising with loved ones. There is also a small tiered area, with small planted borders and open views overlooking the surrounding fields. A generous yet manageable area, packed with privacy.

Services

The property is fitted with a gas central heating boiler and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

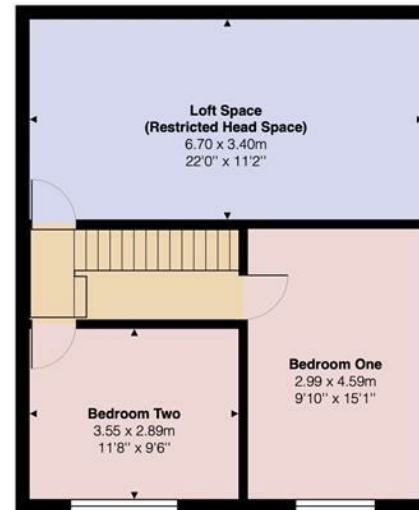
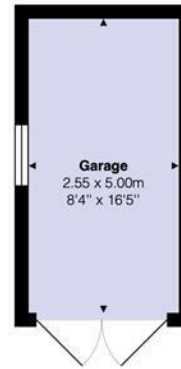
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 129.7 m² ... 1396 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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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