

## Inside The Home

Entered via a UPVC double glazed sliding door, this leads into an Entrance Vestibule which proceeds into a bright and welcoming Entrance Hall with stairs leading to the first floor. A handy built in under storage cupboard can be found, housing a gas central heating boiler. To the right a generous Living Room can be found with a large double glazed window portraying views across the front garden. Centrally placed, a modern fireplace can be found providing this beautiful home with the perfect backdrop for cozy nights in and family get-togethers.

To the rear of the property, a sizeable Dining Room can be found with sliding doors providing access to a generous yet manageable rear garden. With a serving hatch providing access to the Kitchen, this beautiful room adjoins a generous sized Kitchen, fitted with a range of wall and base units providing ample storage. There is space for appliances which include a freestanding cooker with hob above, as well as plumbing for a washing machine and space for under-counter fridge and separate freezer. Completing the ground floor, a handy WC can be found with a UPVC double glazed window providing ample natural light.

To the first floor two generous double bedrooms can be found, with open rooftop outlooks. A smaller third room can be found which is perfect for those looking for a work from home office space, a dressing room or the potential to convert into a third bedroom subject to planning permissions and some careful thought. The possibilities with this space are endless. A built in airing cupboard can also be found as well as a generous four piece bathroom suite comprising a WC, wash handbasin, bidet and a large corner bath with a shower over. With a UPVC double glaze window, a Velux double window and tiled surround.

Well maintained during its time of ownership, this beautiful home provides a blank canvas for those seeking space, comfort and potential. 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 laid to lawn garden can be found with planted borders, providing the perfect place to sit out and enjoy the surrounding countryside. A generous driveway provides off-road parking, with access to a detached garage. The garage area is fitted with light and power and provides a secure storage area. To the rear of this beautiful home, a second low maintenance garden can be found, with a raised planted borders and a patio area, perfect for alfresco dining. With secure wooden fencing, this wonderful home is perfect for a range of buyers including small families and those looking to downsize, in a quiet yet well connected village.

## Services

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

## Tenure

The property is Freehold. Title number:

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

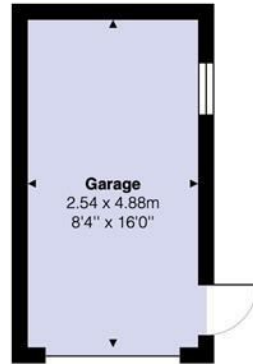
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







Total Area: 103.1 m<sup>2</sup> ... 1110 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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