





## Inside The Home

Stepping into this family home, you enter via a covered porch area, which provides a welcoming entrance into this spacious home. Entered via a UPVC double glazed door, this leads into a large Entrance Hall with two handy built in storage cupboards and stairs leading to the first floor. To the front of the property, a light and bright generous Living Room awaits, centred around an open fireplace with a decorative brick surround. Showcasing views across the wraparound private garden, this proceeds into a Dining Area perfect for entertaining family and friends. Continuing through, this proceeds into a Kitchen area fitted with a range of wall and base units with a complementary worktop over and space for appliances which include a freestanding cooker and hob, as well as an under-counter fridge. This incredible area provides purchasers with scope to open into the Dining Room and create a generous open-plan Kitchen Diner.

Continuing through this spacious home, two ground floor double Bedrooms can be found as well as a three-piece modern Shower Room. Located at the end of the home, access to a double garage can be found, with a feature electric roller door. With three UPVC windows, plumbing for a washing machine and space for a tumble dryer, this area of the home, houses the oil central heating system and provides adequate space for storage and parking of vehicles.

To the first floor, two further double Bedrooms can be found providing ample space for a growing family. Completed by a three-piece Bathroom suite, with a handy storage cupboard and access to eaves storage, this beautiful home provides the perfect base for those seeking a property to modernise and add their mark to.

## 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 local amenities including a variety of shops, a weekend cafe and a thriving village pub, as well as two highly regarded

primary schools and access to 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

Situated in a sizeable corner plot, to the front of this home a hedge lined border can be found, adding an air of privacy to this home. To the front of the property a large laid lawn garden can be found which extends to the side of the property. Creating a generous wraparound garden, this provides the perfect safe space for allowing little ones to run and play in a safe environment. For those with green fingered interests, there is ample space for adding veg plots and planted borders - the choice is yours! Located to the rear of the home, a large paved patio area provides a quiet and discreet area for sitting out and enjoying the last of the summer sun. Off-road parking can also be found which leads to the integral Garage.

## Services

The property is fitted with a modern oil central heating boiler, serviced by a double skinned 1350 litre oil tank located to the rear of the home. With mains electric, Oil heating, mains water and mains drainage. A mains gas connections can also be found in the Garage of this property.

## Tenure

The property is Freehold. Title number: LAN275841.

## Council Tax

This home is Band D under Lancaster City Council.

## Viewings

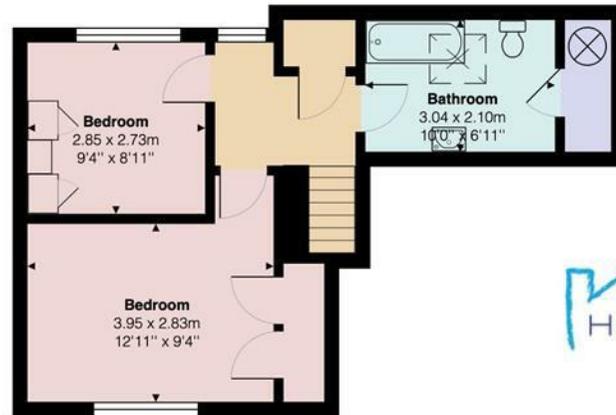
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







Total Area: 145.5 m<sup>2</sup> ... 1566 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46	60
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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