



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

19 Hawthorn Avenue – Brookhouse





Features

- 3/4 bedrooms
- Offered chain free
- Driveway and carport for two vehicles
- Additional garden room overlooking the rear garden
- Low maintenance front garden with a wildlife friendly rear garden
- Single floor living if required
- Located in a quiet residential location

A charming 3 / 4 bedroom dormer bungalow situated in a peaceful residential area of Brookhouse. Externally, the property features a low-maintenance front garden, a driveway with space for two vehicles, and a carport that continues into a versatile garden room. The rear garden is a wildlife haven and a delightful sun trap, complete with a lawn, mature borders, and a nature pond. Internally, the accommodation offers flexible living space. The ground floor comprises a welcoming entrance porch, a living room, a

bright kitchen, a dining room that could alternatively serve as a bedroom, and an office that could also function as a fourth bedroom, along with a ground-floor bathroom. Upstairs, there are two double bedrooms, one of which provides access to generous eaves storage, and a spacious four-piece shower room. The property is offered chain-free and presents a wonderful opportunity to create a bespoke family home in a sought-after location. Brookhouse is a charming village nestled in the picturesque

Lune Valley, just 5 miles north of Lancaster. This tranquil location offers a harmonious blend of rural serenity and convenient access to urban amenities, making it an ideal setting for family homes, countryside retreats, and those seeking a peaceful lifestyle within reach of city life. The village boasts a local shop, a primary school, and a church, fostering a close-knit community atmosphere and boasts easy access to the M6 motorway and Lancaster city centre.



GROUND FLOOR

Entrance porch - A bright and welcoming entrance to the home, also housing the boiler, with useful space to store coats and shoes before stepping into the main accommodation.

Living room - A cosy, light-filled room featuring a focal gas fireplace set on a slate hearth with a large window frames tranquil views of the front garden. Spacious enough for the whole family to relax and unwind together.

Kitchen - A well-equipped kitchen featuring a generous range of base and wall units, complemented by a separate block of units providing additional storage and extra work surface space. The layout accommodates a freestanding cooker, a washing machine, and an integrated fridge freezer. The room is bright and airy, with natural light streaming through a large picture window, while a side door offers convenient access to the outdoors. There is also space for a breakfast table, making it a practical and inviting space for everyday living.

Dining room/ bedroom 3 - A generously sized dining room with ample space for a table to comfortably seat six. Features include an under-stairs storage cupboard and rear-facing views of the garden. This room could also serve perfectly as a double bedroom.





Office/ reception room - A versatile reception room, currently used as an office but equally suitable as an additional bedroom with some re-configuration for access. A built-in floor-to-ceiling cupboard provides excellent storage, while a large window fills the room with natural light.

Bathroom - Featuring a bath with tap shower attachment, WC, hand basin, and fully tiled walls, this bathroom is complemented by a heated towel rail. A large window fills the space with natural light.

Hallway - An internal hallway with a double built-in storage cupboard and providing access to all the ground floor rooms.

FIRST FLOOR

Bedroom 1 - A spacious double bedroom, bathed in natural light, with convenient access into the eaves for additional storage.

Bedroom 2 - A double bedroom with elevated, rear facing views over to nearby countryside in the distance.



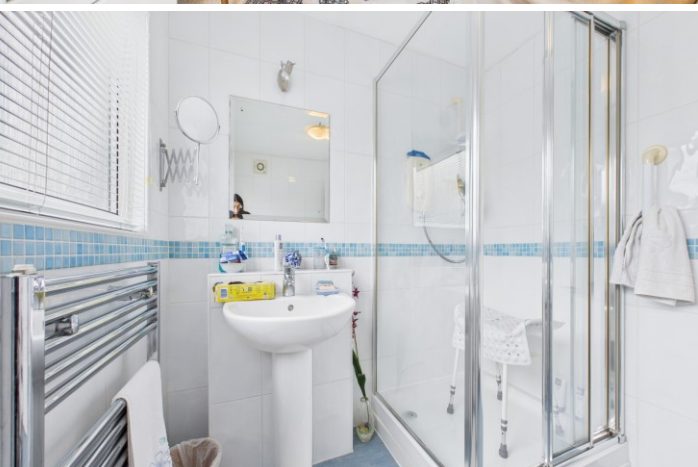
Shower room - A bright and modern four-piece bathroom suite featuring a quadrant shower cubicle with an electric shower, a hand basin, a WC, and a bidet. The space is complemented by a heated towel rail with fully tiled walls with a decorative blue mosaic border.

Landing - Linking all first floor rooms together and with access to the attic.

Carport and garden room - A sheltered carport is located to the side of the house at the end of the driveway, ideal for parking or for additional storage. From here, there is access into the kitchen, the garden room, and through into the rear garden. The garden room, situated at the rear of the property at the end of the carport, is a light and bright space, perfect for relaxing and enjoying views of the garden while staying dry! It features a roof light and a door that opens directly onto the garden.

Externally

The property features a low-maintenance front garden, a driveway with space for two vehicles, and a carport that continues into a versatile garden room. The rear garden is a wildlife haven and a delightful sun trap, complete with a lawn, mature borders, and a nature pond.



Useful information

House built - 1964.

Tenure - Freehold.

Council tax band - D (Lancaster City Council).

Heating - Gas central heating.

Drainage - Mains.

What3Words location - [///peroxide.remix.structure](https://www.what3words.com/#!/peroxide.remix.structure).



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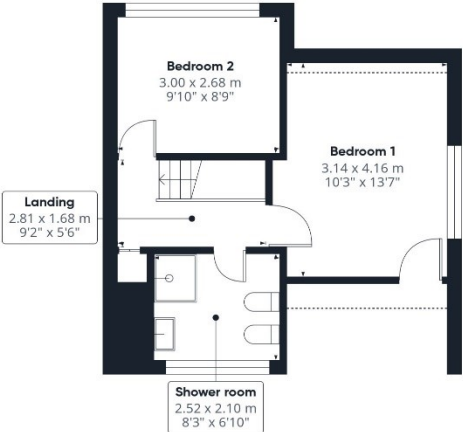
19 Hawthorn Avenue – Brookhouse



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

92.9 m²
998 ft²

Reduced headroom

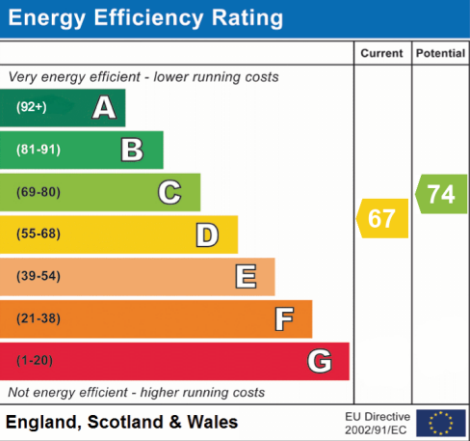
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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