

# 6 Moorside Road, Brookhouse, Lancaster, LA2 9PJ



**£315,000**



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Tucked away in a charming village setting, this extended two-bedroom semi-detached bungalow enjoys a picturesque outlook, with a gently flowing beck forming a peaceful backdrop.

Inside, the property offers light and spacious accommodation, including a comfortable lounge, an inviting dining area, a well-appointed modern kitchen, and a contemporary wet room, along with a practical utility room.

Both bedrooms provide direct access to the delightful rear garden, where vibrant planting and thoughtfully arranged patio areas create ideal spaces to relax and unwind. The gentle sound of the beck adds to the sense of tranquillity, making this a truly calming place to call home.

Nestled in the charming village of Brookhouse in the picturesque Lune Valley, this location lies within an Area of Outstanding Natural Beauty, perfectly positioned between the stunning National Parks of the Lake District and the Yorkshire Dales. The surrounding countryside offers exceptional walking and cycling routes, with scenic trails and pathways to explore, while the nearby Bowland Fells remain a favourite destination for both walkers and cyclists alike.

Surrounded by a welcoming community, the villages of Brookhouse and Caton offer an excellent selection of local shops, cafés, and traditional pubs, along with well-regarded primary and secondary schools, making this an ideal location for families. Convenient access to the M6 at Junction 34 ensures easy connections for travel.

## Entrance Hallway



Stripped pine flooring, walk-in cupboard housing the combi boiler.

## Dining Room



Double-glazed Velux window, carpeted floor, radiator.

## Lounge



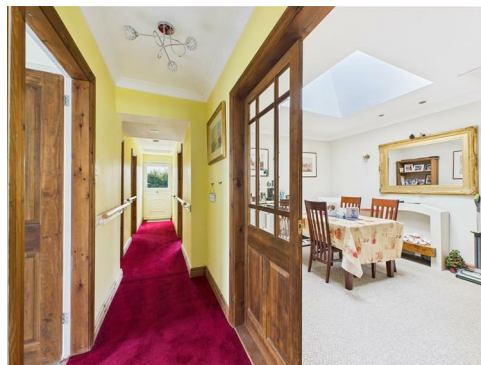
Double-glazed window to the front, a feature wood surround with an inset coal-effect gas fire, stripped pine flooring, radiator.

## Kitchen



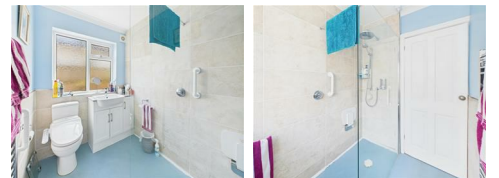
Double-glazed window to the side, a range of crafted cabinets finished in a high gloss white with a complementary wood effect work surfaces, Neff electric oven, four plate induction hob and extractor hood, integrated dishwasher, stainless steel sink, wood effect vinyl floor, radiator.

## Inner Hallway



Carpeted floor, double-glazed door to the garden and access to the loft, which is partially boarded.

## Wet Room

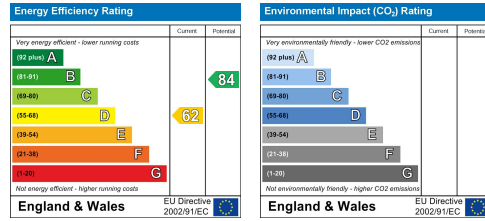


Double-glazed frosted window to the side, non-slip floor, thermostic shower, heated towel rail, vanity unit with inset wash hand basin, extra fan, W.C.

## Utility Room

Double-glazed window to the side, tiled floor, radiator, plumbing for washing machine.

## Bedroom One



Double-glazed window to the front, double-glazed patio doors leading onto the garden, carpeted floor, radiator.

## Bedroom Two

Double-glazed patio doors leading onto the garden, carpeted floor, radiator.

## Outside



Off-road parking is available to the front, complemented by raised flower beds, a handy water tap, and gated access to the rear. The fully enclosed, low-maintenance back garden is a wonderful asset as it backs onto a beautiful beck. Raised rose beds add charm and colour, while various patio areas provide the perfect spots to unwind. It's a truly tranquil setting, where you can sit back and relax, accompanied only by the gentle sound of water bubbling down the stream.

## Useful Information

Tenure Freehold  
 Council Tax Band (C ) £2,140  
 No Onward Chain  
 New Kitchen & Wet Room 2022  
 Boiler 18 Months Old



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