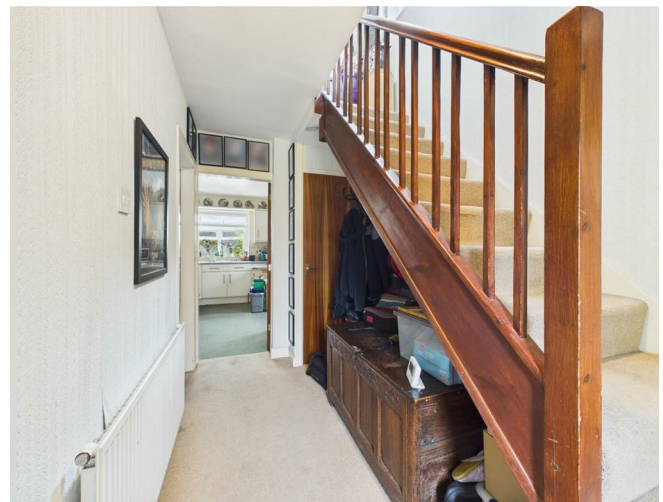


29 Littledale Road, Brookhouse, Lancaster, LA2 9PH



£260,000

A two-bedroom semi-detached home occupying a lovely position in the popular village of Brookhouse, near Caton, with attractive tiered gardens and steps leading down to a gently flowing beck.

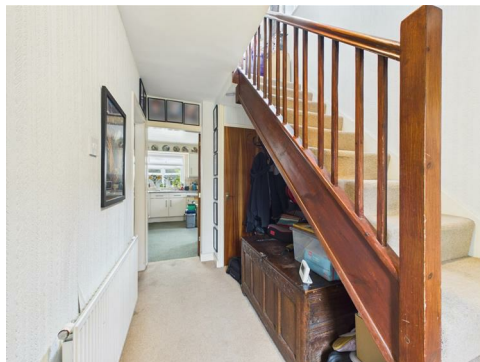
Although the property would benefit from a programme of modernisation, it offers excellent potential to create a wonderful home once again. The accommodation is generously proportioned throughout, with spacious rooms and a practical layout that provides plenty of scope for a buyer to update and personalise.

The ground floor includes a welcoming lounge, kitchen, separate dining room and conservatory overlooking the garden, along with the added convenience of a ground-floor WC. To the first floor are two well-proportioned double bedrooms and a family bathroom.

Outside, the property enjoys wonderful private tiered gardens, providing a peaceful and attractive outdoor space with plenty of established greenery. There is also access to a detached garage, while steps lead down through the garden towards the brook, creating a particularly charming setting.

With its generous accommodation, beautiful garden and sought-after village location, this property presents a fantastic opportunity for someone looking to create a truly special home.

Entrance Hallway



Stairs to the first floor, cupboard housing Vaillant combi boiler, carpeted flooring, radiator.

Lounge



Double glazed window to the front, open fireplace, carpeted flooring, radiator.

Dining Room



Door leading to the conservatory, carpeted flooring, radiator.

Conservatory

Double glazed doors to the garden.

Kitchen



Double glazed window to the rear and door to the garden, range of matching cabinets, stainless steel sink, plumbing for washing machine, four plate electric hob and extractor hood, electric oven, radiator.

W.C.

Wood flooring, wash hand basin, W.C.

First Floor Landing

Storage cupboard, access to the loft which is insulated and partly boarded with a pull down ladder, double glazed window to the side.

Bedroom One

Double glazed window to the front, carpeted flooring, radiator.

Bedroom Two

Double glazed window to the rear, carpeted flooring, radiator.

Bathroom



Double glazed frosted window to the

side, panelled bath with thermostatic shower wash hand basin, storage cupboard, radiator, W.C.

Outside

To the front is a small garden with off-road parking, along with access to the detached garage and rear garden. The attractive tiered rear garden features established trees, colourful flowers and mature shrubs, with steps leading down to a gently flowing beck.

Garage

Up and over door, power and light.

Useful Information

Council Tax Band (C) £2,225

Tenure Freehold

No Onward Chain

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

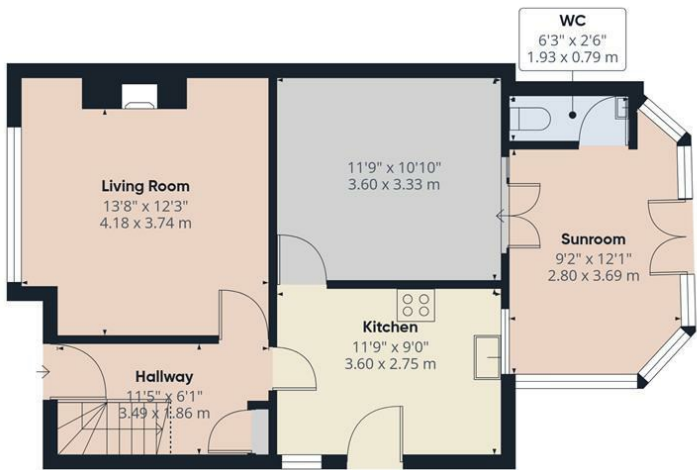


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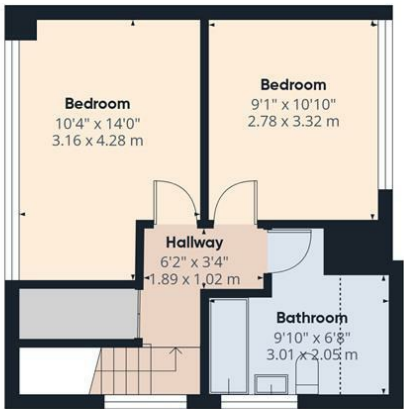


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

976 ft²
90.7 m²

Reduced headroom

26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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