HOUSECLUB
ESTATE AGENCY

6 Moorside Road, Brookhouse, Lancaster, LA2 9PJ

£290,000

Inside The Home

Entered via a UPVC double glazed door, the property opens into a welcoming Entrance Vestibule with a useful built-in storage cupboard housing the modern gas central heating boiler. The generous Living Room provides a comfortable and inviting reception space, centred around an attractive living flame gas fireplace which creates a warm focal point to the room. A separate Dining Room offers excellent space for entertaining, with a large Velux double glazed window allowing natural light to filter through and enhance the space.

A well-appointed, modern kitchen (installed in 2022) can be found, fitted with a range of wall and base units with complementary worktops over and a selection of integrated appliances, which include a four-ring induction hob with extractor above, a high-rise oven and dishwasher, together with space for a fridge freezer. A separate Utility Room adds a further practical dimension, with plumbing for a washing machine and space for a tumble dryer. The property also benefits from a modern and contemporary Wet Room (installed in 2022), providing a stylish and practical space for everyday use.

Two large double bedrooms can be found to the rear of the home and enjoy the particularly desirable feature of direct access to the delightful rear garden where the gentle sound of the beck located to the rear of the home, creates a wonderfully calming backdrop and making the garden a particularly special place to enjoy.

Offered to the market with No Chain, this incredible home is perfect for a range of buyers, located in the stunning Lune Valley.

Let's Take A Closer Look At The Area

Situated in the stunning Lune Valley village of Brookhouse, this exceptional home enjoys a picturesque setting within an Area of Outstanding Natural Beauty. The nearby villages of Caton and Claughton provide a range of everyday amenities, including shops, cafes, a doctors surgery and chemist, as well as pubs, restaurants and highly regarded schools both primary and secondary. Excellent transport links include easy access to the M6 at Junction 34, while Lancaster and Wennington railway stations provide connections to the West Coast Main Line, Leeds and beyond. With beautiful countryside, scenic walking and cycling routes and the Forest of Bowland all close by, this is an ideal location for those seeking a semi-rural lifestyle without compromising on convenience.

Let's Step Outside

Externally, the home offers off-road parking for approximately two vehicles, complemented by a selection of attractive raised flower beds. Gated access to the side of the property leads through to the fully enclosed, low-maintenance rear garden, which features raised rose beds and a generous sandstone paved patio area. This provides the perfect setting for alfresco dining with family and friends or simply sitting out and enjoying a warm summer's day. Adding to the peaceful ambience, the beck is securely positioned towards the rear of the garden behind secure metal fencing, allowing you to sit back, relax and enjoy the gentle, soothing sound of the water.

Services

The property is fitted with a modern gas central heating boiler (approximately 2 years old), and benefits from has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA830027.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

The Energy Performance Certificate is available to view online. For further information, please contact our office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

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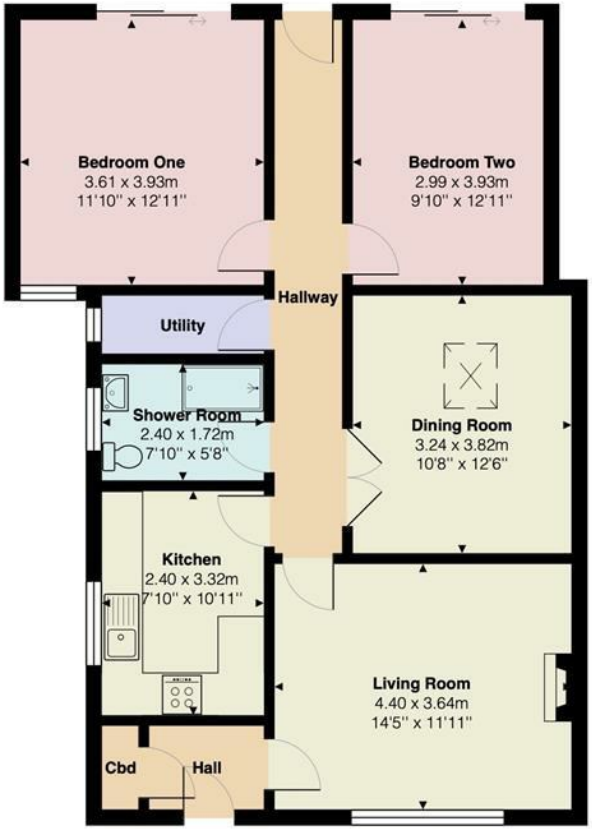
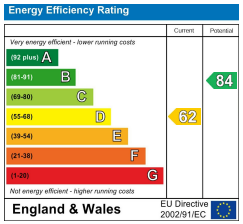


Total Area: 84.5 m² ... 910 ft²



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