



182 Brookhouse Road, Brookhouse
£350,000





182 Brookhouse Road

Brookhouse, Lancaster

Welcome home to Brookhouse! An idyllic village location and a superb semi detached, dormer bungalow with 4 bedrooms & 2 shower rooms. Sliding patio doors open from the lounge diner to a beautiful rear garden. Driveway parking, a carport & a garage! This property offers flexibility with a ground floor bedroom & shower room. Council Tax band: C

Tenure: Freehold

- Semi Detached Dormer Bungalow
- 4 Bedrooms & 2 Shower Rooms
- Large Kitchen & Lounge Diner
- Lounge Diner w/ Sliding Patio Doors
- B4RN Fast Fibre Broadband
- Driveway, Carport & Garage
- Gardens Front & Rear
- Sought After Brookhouse Village
- Village Amenities & Community
- Transport & Travel Links





Location

Welcome to Brookhouse! The village sits just north of Lancaster towards the Lune Valley. The village has a great community spirit and there is plenty to do whether it's a bike ride or walking the dog along the river side paths this really is a super place to call home. The village school is well regarded and there is a great choice of sought after secondary options whether that is the Grammars and Ripley in Lancaster or north to QES. This location means easy access for commuting or simply getting out and about. There is a nearby post office, co-op, three pubs and four churches, all within easy reach. The M6, Jct 34, is convenient as is the Bay Gateway bypass road. Lancaster University or Lancaster itself are easily accessed via the "back roads" too and the A6 will take you north into the Lune Valley or on to The Lake District. The bus routes are well served and there is a convenient stop close to the house. The immediate surroundings are residential and peaceful.

The Bungalow

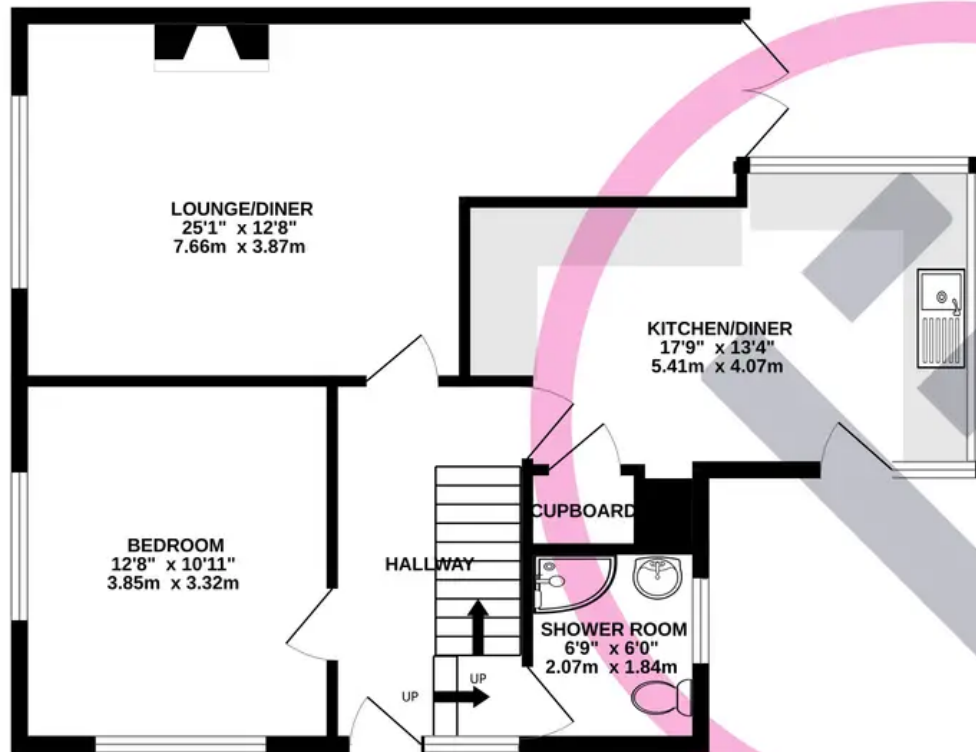
Introducing this impressive 4-bedroom dormer bungalow, an ideal haven for families or those seeking a more accessible living environment. Boasting a thoughtfully designed layout with no steps outside and a flat garden, it offers convenience and comfort for all. This bungalow is a true gem, offering spacious and well-designed accommodation suitable for families or those desiring a more accessible living environment. With its inviting hallway, expansive lounge diner, well-equipped kitchen, and comfortable bedrooms, this home provides the perfect blend of functionality and style. Don't miss the opportunity to make this delightful property in Brookhouse your dream home.

Accommodation

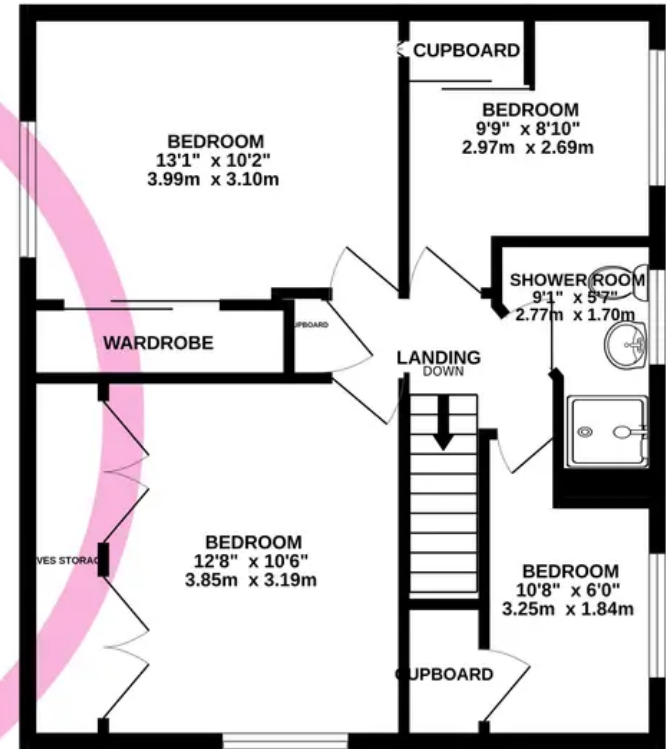
As you step through the uPVC front door, you are welcomed into a generous hallway, creating a warm and inviting atmosphere. The stairs lead upward, while matching wooden panel doors beckon you to explore the various rooms. Prepare to be impressed by the expansive lounge diner, a space that exudes a sense



GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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