

## 177 Brookhouse Road, Brookhouse

**£300,000**

Found in the heart of Brookhouse, a very sought-after destination, and one of the most popular residential roads in the area, this property is situated in a prime location. Sat in the infamous Lune Valley, neighbouring Caton, Brookhouse is a quiet village providing a peaceful and private location to reside.

Just a 10-minute drive from Lancaster City Centre, excellent access by the A6A3 and M6, and just moments from the stunning Crook O Lune, this property provides all the perks of village living, whilst also allowing easy access to local amenities.

This semi-detached property is oozing with potential, with stunning gardens and a large garage conversion, currently used as the fourth bedroom, with an attached en suite. With some modernisation, this property would be a perfect modern family home.





The property boasts 2 spacious reception rooms, 3 true bedrooms and large surrounding gardens, including a driveway with potential space for up to three vehicles to park off-street. The property is fitted with double glazed windows, and also has a small front garden in addition to the rear.

The door into the property opens into a small porch, the perfect place to leave muddy shoes or soggy umbrellas, which then opens into the entrance hall.

On the left, the first of the three spacious reception areas. A beautiful south-facing window floods the room with light, and a fireplace sits proudly as the focal point, perfect for cosy winter evenings.

Along the hall, entrance to the kitchen and the second and third reception rooms. A beautiful kitchen with surrounding wooden units and a breakfast bar to one side, the perfect spot for a relaxing Sunday morning coffee. Access to the reception rooms is to the left, and you are greeted with an open plan dining and sitting area. French doors open out into the wonderful rear garden, whilst also filling the rooms with natural light.

Back into the hall, access to the utility room and bedroom 4. The utility provides access to the rear of the property and is an area with more than enough room for a washer, dryer, and further utilities. Bedroom 4 is the property's garage conversion and is the largest of the four bedrooms, with an attached en suite and a large window facing over the front of the property.

The first floor of the property is also accessed from the ground floor entrance hall, and boasts 3 bedrooms, and a bathroom. The first of the three is found facing over the front of the property, with plenty of space for a double bed. The second bedroom faces over the rear garden of the home and would be better suited as a single or guest bedroom.

The final bedroom is a smaller bedroom situated at the front of the floor, which could be utilised as a small office space or dressing room if not needed as a bedroom. The first-floor bathroom neighbours bedroom 2 and is accessed easily from the stairs.



Entrance hall

### Reception Room 3

A spacious lounge area with a focal fireplace and picture window looking out over the forward face of the home and its front garden.

POTENTIAL: Use as a 5th bedroom / Knock through to reception rooms 1 & 2 to create an open space. / Create access to receptions 1 & 2 through archway or doorway.



### Reception Room 2

A lovely dining space sitting open to reception room 1, with plenty of room for large family dinners.

POTENTIAL: Create access door to hallway or knock through wall to create open plan from entrance hall including kitchen and both reception rooms. / Close off from reception 1 and create a ground floor bathroom.



### Reception Room 1

A beautiful spacious open-plan reception rooms with French doors allowing access to the rear gardens of the property.

POTENTIAL: Knock through connecting wall to kitchen, creating open plan space. Installation of bifolding doors to open the room to more natural light, and better access between kitchen & rear garden.



### Kitchen

A beautifully finished kitchen with an integrated breakfast bar and large window providing views over the rear garden.

POTENTIAL: Remove breakfast bar and knock through to reception rooms to create open plan space, as above. Installation of a central kitchen island and fitting of integrated appliances, (a case of some modernisation).







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#### Bedroom 4

An excellent example of a garage conversion, with an attached en suite and decently sized for a large double bed.

POTENTIAL: Restore as garage, creating access to rear garden through utility. / Use as reception room.

#### Utility room

A well-sized utility room with access to the rear gardens of the property and space for plenty of washing facilities.

POTENTIAL: Create access from Kitchen as use as pantry space. / Create access to bedroom 4's en suite. / Extend in line with current kitchen exterior to create one large kitchen/utility/pantry space.





## First Floor

### Bedroom 1

A large double room with views over the front elevation of the property and Brookhouse road.

POTENTIAL: Knock through to create access to bedroom 3 and use as en suite/walk in wardrobe. / Knock through to bedroom 2 to create large master suite.



### Bedroom 2

A smaller double room well suited as a guest or child's bedroom.

POTENTIAL: Knock through to bathroom to create en suite. / Knock through to bedroom 1 as above.





### Bedroom 3

A small single room which could be used as an excellent nursery or office space.

POTENTIAL: Use as a study or office. / Knock through to bedroom 1 as above. / Convert into a second first-floor bathroom.



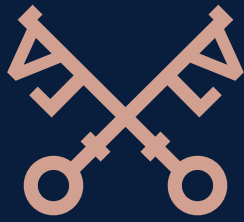
### Bathroom

A small 3-piece suite, with a 2-in-1 bathtub, easily accessible from the stairs.

POTENTIAL: Use as en suite for bedroom 2, modernisation.



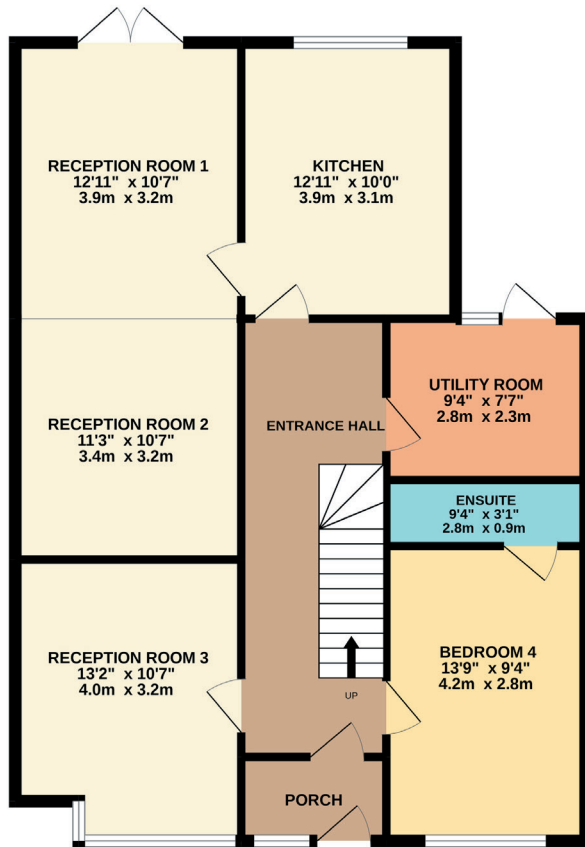




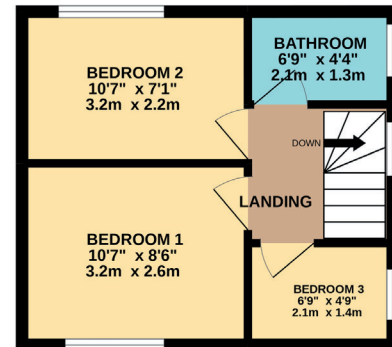
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## ESTATES.

GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.9 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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