



34 Brookhouse Rd | Caton





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 **lunevalley**
ESTATES.



EPC - D



Band C



Freehold





Welcome to 34 Brookhouse Road. This three bedroom semi-detached family home is located in the idyllic and highly sought after Lune Valley Village of Caton! On offer is a well maintained property in good condition however leaving enough space for potential buyers to acquire and update into an incredibly modern and attractive residence.

From the front there is off street parking available for two cars on a gravelled driveway and access to the vestibule or down the side elevation leading to the rear gardens. The interior of the property consists of an entrance vestibule, hallway, living room, dining room, and kitchen with great garden views. To the first floor there is a shower room and three bedrooms. The lounge and master bedroom both benefit from beautiful bay windows.

To the rear there is a gorgeous Garden benefitting from a southern orientation which catches sunlight well into the evening. The Garden is paved with vegetation beds running the borders - enough to keep you busy! There is a timber Shed for storing tools, we feel the space behind the shed would make an ideal Hot Tub location! Brookhouse Road is within walking distance to the amenities, including the Co-Op, Doctors and three Public Houses. Well placed for access to the Forest of Bowland National Park, this three-bed semi-detached Victorian property is the ideal option for families. It also has excellent transport links, with fast access to the M6 and just a short drive to the City of Lancaster and nearby Kirkby Lonsdale.





Homevalley
01542 26625
FOR SALE

There is also a choice of two primary schools - Caton Primary & St Pauls, you are also well within the catchment area for the renowned Lancaster Boys and Girls Grammar Schools, as well as other secondary schools including the Queen Elizabeth School in Kirkby Lonsdale. We feel this home is going to attract an array of buyers - viewings are strictly through Lune Valley Estates, please contact the office 7 days a week for further information and to arrange viewing appointments.



Entrance Hall

Bright carpeted hallway with potential to create storage under the stairs. There is access to the Living Room, Dining Room & Kitchen.

Sitting Room/ Reception 1

4.2m x 3.3m (13' 9" x 10' 10") - Beautiful Bay fronted living room with feature gas fireplace and plenty of space for furnishings.

Dining Room/ Reception 2

4.3m x 2.8m (14' 1" x 9' 2") - Reception room to the rear of the home currently in use as the family Dining Room. There are great views over the rear Garden.

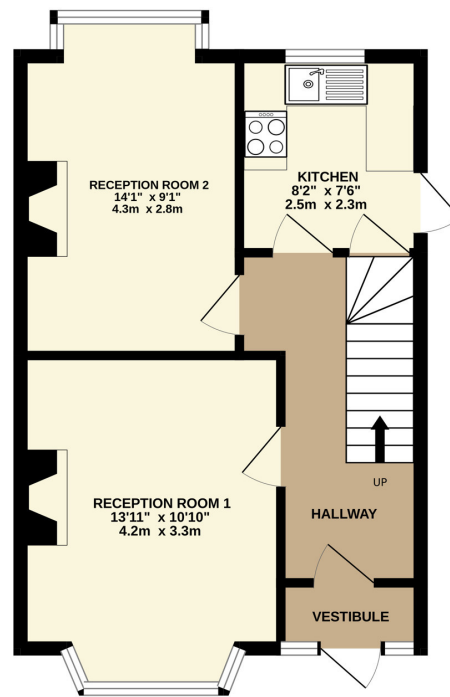
Potential - subject to planning etc a lot of home owners on Brookhouse Road have gone through into the Kitchen to create a more modern open plan space

Kitchen

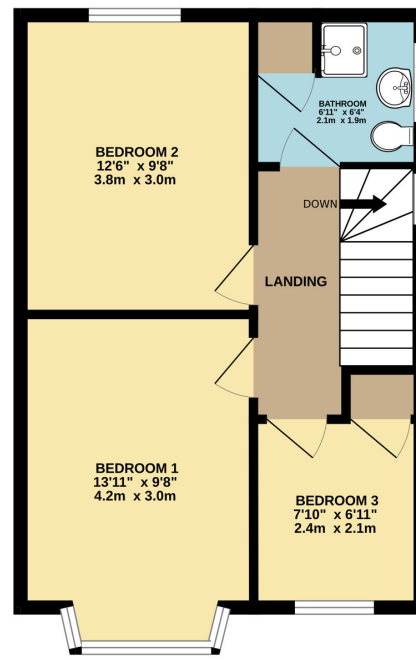
2.5m x 2.3m (8' 2" x 7' 7") - A good mix of wall and base units with space for free standing white goods. There is also a useful pantry cupboard and access to the rear Gardens.

Bedroom 1

4.2m x 3m (13' 9" x 9' 10") - Generous Master Bedroom with bay fronted aspect overlooking the front elevation of the property.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



Bedroom 2

3.8m x 3m (12' 6" x 9' 10") - Another large double bedroom this time to the rear of the home.

Bedroom 3

2.4m x 2.1m (7' 10" x 6' 11") - This room is to the front and is multi-use. The perfect nursery or perhaps office? There is a built in storage cupboard which locates over the stairs.

Shower Room

2.1m x 1.9m (6' 11" x 6' 3") - The family shower room is a three piece suite with a very modern shower cubicle, toilet and wash basin. There is also an airing cupboard housing the boiler.

External

Driveway for two vehicles
Large rear paved gardens

General information

EPC D

Council Tax - C

Freehold

The Essentials



The Station Hotel
0.1 miles



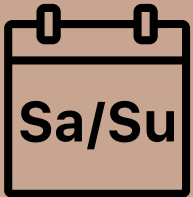
Co-Op
0.1 miles



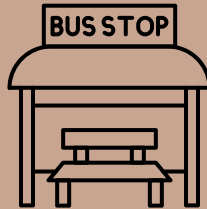
The Ship Inn
0.15 miles



Boots Pharmacy
0.1 miles



Crook O'Lune
0.8 miles



Brookhouse Road
0.01 miles





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