



15 Vicarage Avenue | Brookhouse







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ESTATES.



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Band C



Freehold







Nestled in the sought-after area of Brookhouse, Vicarage Avenue unveils a charming, three-bedroom semi-detached dormer bungalow, offering the perfect blend of modern comforts and tranquil surroundings. Modernised throughout by the current occupiers, this residence exudes inviting warmth from the first step inside.



Upon entry, a welcoming hallway guides you seamlessly through the ground floor, unveiling a spacious living room, adorned with a multi-fuel stove, perfect for cosy evenings. The modern kitchen, boasting sleek fittings and integrated appliances, beckons culinary adventures, while the adjoining conservatory bathes the space in natural light, offering a fabulous spot to relax and entertain.





The ground floor also hosts a double bedroom, thoughtfully appointed for comfort, along with a newly installed shower room, adding convenience to daily routines. Ascend to the first floor to discover two additional bedrooms, each providing ample space and storage options.

Externally, the property boasts a picturesque frontage with a small lawn area and a spacious driveway leading to a covered carport, offering parking for multiple vehicles. To the rear, a sprawling lawned area awaits, complemented by two inviting patios, a greenhouse, and an allotment space, all enveloped in privacy by hedges and secure fencing. Completing this property's exterior is the detached single garage, providing storage options with electric & water connection.

Brookhouse offers a harmonious blend of tranquillity and convenience. Situated within easy reach of Lancaster and surrounding areas, this idyllic locale boasts an array of amenities and excellent travel links. For commuters, Brookhouse enjoys seamless connectivity via motorway networks, facilitating swift journeys both north and south. Additionally, reliable public transportation services, including great bus routes, ensure effortless travel for residents.

Families benefit from a selection of well-regarded schools, contributing to the area's appeal for those seeking a nurturing environment for their children. Moreover, the area fosters a close-knit community atmosphere, with various social and cultural activities enhancing residents' quality of life.

In essence, Brookhouse encapsulates the essence of family & country style living, offering a peaceful retreat with easy access to urban conveniences.

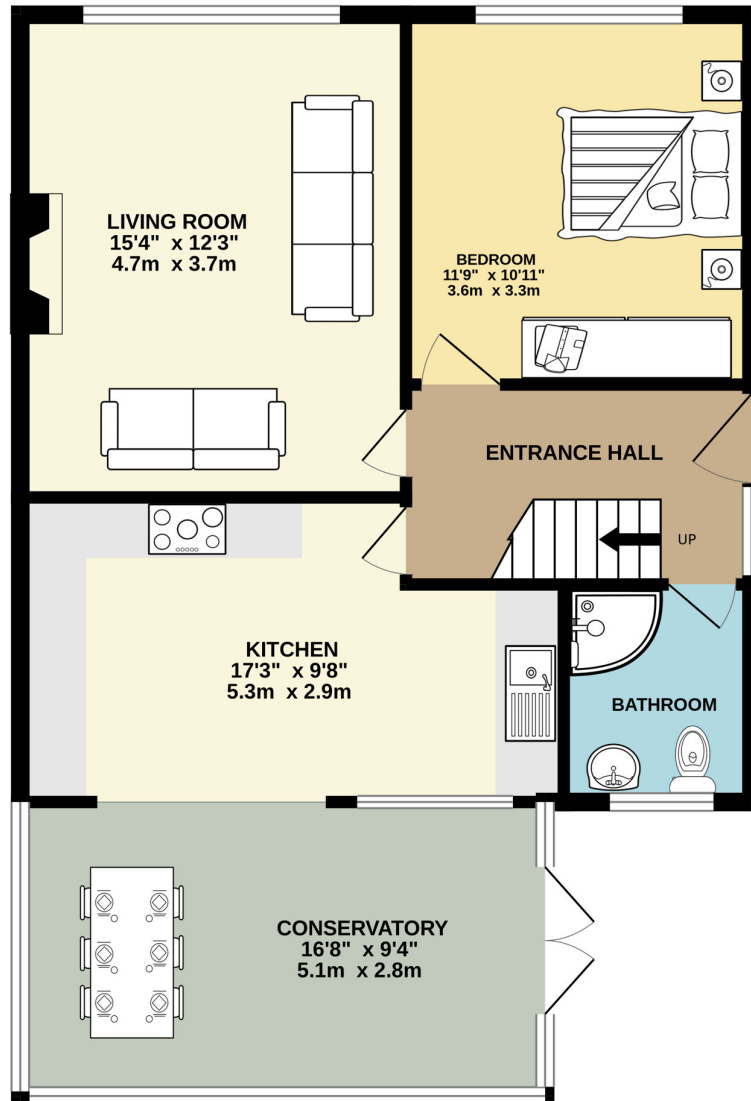




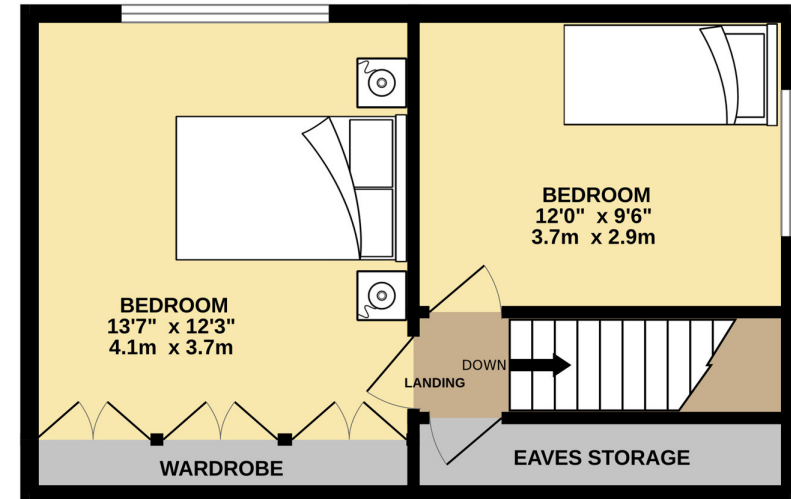




GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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# The Essentials



The Black Bull  
*0.2 miles*



Londis  
*0.2 miles*



The Station  
*0.6 miles*



Boots  
Pharmacy  
*0.6 miles*







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