

Brookview Cottage Moorside Road

Brookhouse, Lancaster, Lancashire, LA2 9PJ

£180,000



Imagine a picture perfect period home. One where the brook runs by at the end of the garden. This blissful setting is home to Brookview Cottage - a 2 bed home full of character and features. It is a must see.

Ground Floor



First Floor



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using The Mobile Agent.

A brief description

This semi detached home has a real cottage feel to it and offers plenty of charm and character.

The main living room is to the front of the home and offers a feature fireplace to the centre of the room.

Space to dine is also available in the second reception room which looks out to the side of the home.

The ground floor also features a modern fitted kitchen which has space for appliances and there is a three piece bathroom which is partially tiled.

Up on the first floor are two double bedrooms with storage and the outside space is low maintenance with access to a detached garage. There is no chain.

Key Features

- Cottage Style Semi Detached
- Two Double Bedrooms
- Lounge to the Front of the Home
- Separate Dining Room
- Fitted Kitchen to the Rear
- Ground Floor Three Piece Bathroom
- Low Maintenance Rear Garden
- Detached Single Garage to Rear
- No Chain, Neutral Decor

About the location

Moorside Road is set in the heart of historic Brookhouse in the Lune Valley. The village dates back to the 18th century, and has evidence of Roman settlement dating back to 1803.

Today it is a modern village however still retains much of its original charm. There are also a range of excellent amenities close to hand and the primary schools have a great reputation. The M6 for commuters is only a short drive.

The village has a real sense of community spirit and we think that this is a real gem in the Lune Valley district.





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Living Accommodation

The main living room is the first room which you will walk into as you arrive. This well proportioned room has been tastefully decorated to create a bright and airy feel. There is a double glazed window to the front elevation. Built in shelving is on offer to one alcove to the right hand side of the chimney breast which has a feature fireplace. Access to the dining room can be gained from this room.

The dining room is in the middle of the ground floor and has a built in storage cupboard underneath the stairs which will be ideal for the Hoover and ironing board etc. Access up to the first floor can be gained from here and there are doorways opening to both the kitchen and the ground floor bathroom. The dining room has ample space where you can sit and relax and there is a window to the side elevation which has original style shutters fitted to the window.

Once you are through to the kitchen this sweet space offers built in storage units and worktops to two sides. Although the kitchen is compact there is still space for the white goods you will require with plumbing available for both a washing machine and dishwasher. The oven and hob have been built in and there is an extractor fan above. The recessed spot lights are contemporary with further lighting fitted underneath the units. Access out to the rear garden can be gained from this room.

Bedrooms and bathroom

As you reach the top of the stairs, the master bedroom is directly ahead of you.

This generous sized double bedroom has a range of built in wardrobes to one side offering plenty of storage. The room is illuminated by a ceiling light and two wall lights along with the double glazed window to the front of the home which offers a pleasing aspect. Access to the loft can also be gained from this room which has a pull down ladder and will be ideal for storage.

The second bedroom is also large enough to accommodate a double bed if required and looks out over the rear garden. This room also features built in storage which could be used for a wardrobe if needed.

Back on the ground floor is where you will find the bathroom. This room has been fitted with a three piece suite in white and has been partially tiled to complement with a decorative border. Above the bath is a shower to give you both options and this is run straight off the boiler.

What we like

We love the location of this home overlooking the beck at the front.

The village of Brookhouse is so peaceful and offers its own public house, church and school.

Why not have a walk around to get a feel for it?



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Step Outside

To the front of the home there is a small gate which opens up from the pavement and into the garden area which has space to add your own plants to add that little bit of colour to create real kerb appeal.

Once you are round to the rear there is a paved patio garden with planted beds and stone walled boundaries. Gated access lead you out to the side of the home and there is also a door at the top of the garden which opens into the garage.

The garage is detached and can be accessed via the up and over door from Moorside Road or from the side door in the garden. This space has both power and light and has been used for storage in the past.



Extra Information

- Council Tax Band B
- For sale with no chain
- The detached garage has power and light
- Loft has a pull down ladder
- Both bedrooms feature fitted storage
- Village amenities close by

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