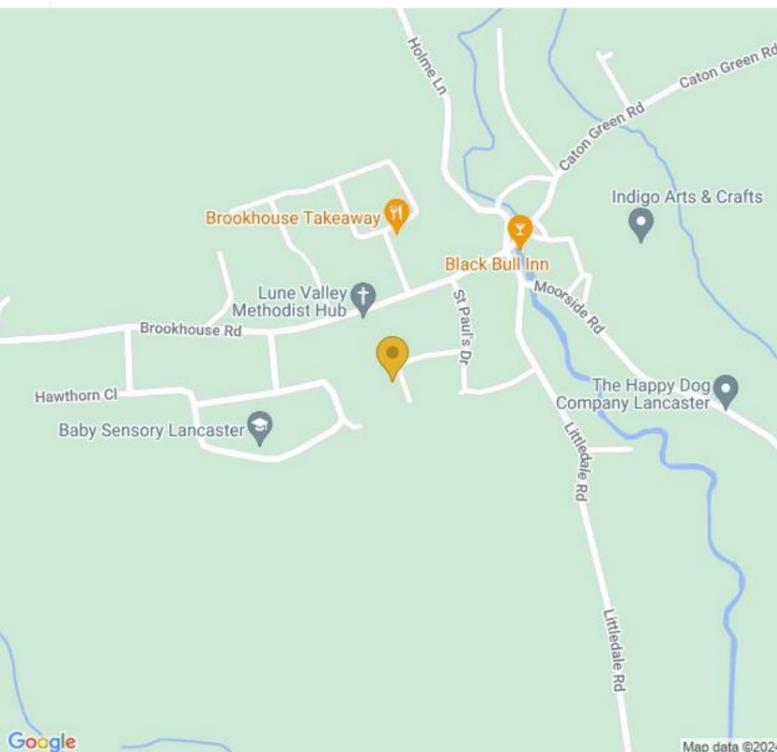


£260,000

St. Annes Close,
Brookhouse, Lancaster LA2



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Lancaster LA1 1EG

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- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Three Bedroom Semi Detached Bungalow in Popular Rural Location**
- **Spacious Lounge, Separate Dining Room, Fitted Kitchen.**
- **Two Bathrooms, Driveway, Garage, Good Size Rear Garden**
- **Great Location, Close To Local Shops, Schools & Transport Links**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

EPC D

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This well presented three bedroom semi-detached bungalow is situated in a popular residential location of Brookhouse near Caton, close to local amenities and transport links.

The accommodation comprises of an entrance hallway, a good size well-presented lounge, a dining room, a kitchen with fitted wall and base units and a shower room. To the first floor there are three bedrooms and a shower rooms.

Externally is a driveway leading to a garage, with access to the rear garden which is well maintained and a good size.

Please Note: This property is part of a deceased's estate and The Grant of Probate has been applied for, until this has been granted a sale would not be able to proceed. All prospective purchasers should consider this before incurring any costs.

Tenure: Freehold
Council Tax: Band C





