



137 Hornby Road

Caton





 **lunevalley**
ESTATES.



137 Hornby Road



Located in the charming village of Caton, this beautifully presented three-bedroom semi-detached property, built in 2020, offers a contemporary living experience at an affordable price.

The property is being offered at a 40% share, with the potential option to purchase a greater share in the future, making it an excellent opportunity for first-time buyers or those looking for a flexible homeownership option.

With its modern design, flexible ownership opportunity, and excellent location in Caton, this property is perfect for families, professionals, or anyone seeking a move-in-ready home with the potential for future growth. Close to local amenities, schools, and scenic countryside walks, this home provides the perfect blend of convenience and tranquility.

Don't miss out on this fantastic opportunity – contact us to arrange a viewing today!



3 BEDS



2 BATHS

- Shared ownership presents a unique opportunity for those looking for affordable living.
- Fantastic village location, close to great schools, local amenities and lovely countryside walks.
- Allocated street parking.



Take a closer look...

Property Type:

Semi-Detached

Square Footage:

787.1 sqft

Council Tax Band:

B

EPC Rating:

B

Tenure:

Shared Ownership

Why Caton?



xxxxx Caton text

Nearby Lancaster is a historic City with a vibrant bar culture. The accessibility to the m6 makes the perfect place to settle in a semi rural community with a plethora of local amenities and attractions on your doorstep. There are many excellent schools on the doorstep and the location of the local hospital and University attracts many academics to the area.

Lancaster's historic castle offers guided tours through preserved courtrooms and prison cells, providing insights into the legal and penal history of the 18th and 19th centuries. For a tranquil experience, consider driving or cycling through the scenic, isolated landscapes of the Trough of Bowland.



The Garden



Outside, the property benefits from a lovely garden area, ideal for outdoor activities, gardening, or simply enjoying the fresh air. To the front, there is allocated off-street parking, providing easy access and peace of mind.



Parking



Garden





The Bedrooms



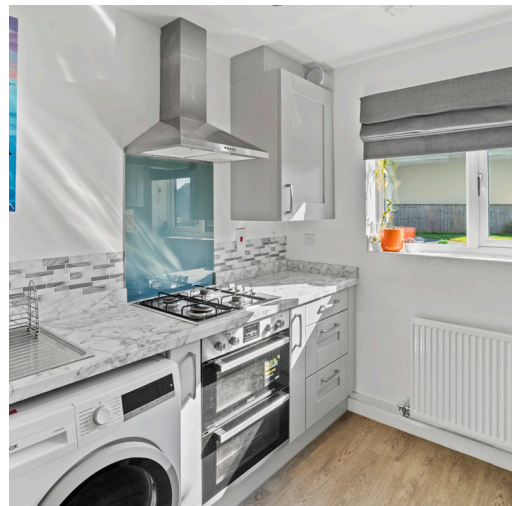
Three generous bedrooms, each offering plenty of natural light and comfortable living space. One of the rooms is currently cleverly split into two with a nifty furniture divider — a great idea for two siblings who want to share!



The Kitchen

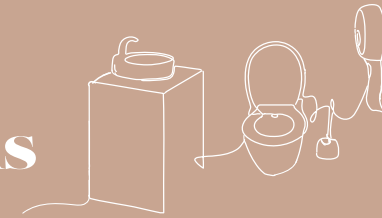


Step inside to discover a spacious and modern interior, featuring a stylish kitchen with sleek finishes and ample space for all your culinary needs.





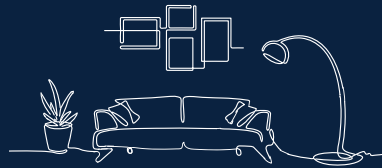
The Bathrooms



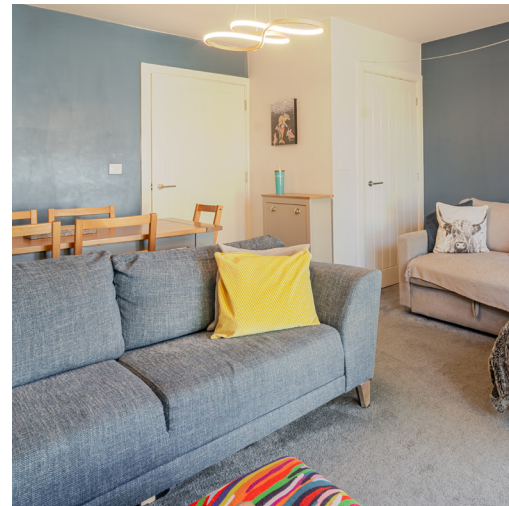
Includes a downstairs toilet offering extra practicality for family life and guests. Upstairs, you'll find a well-appointed family bathroom.

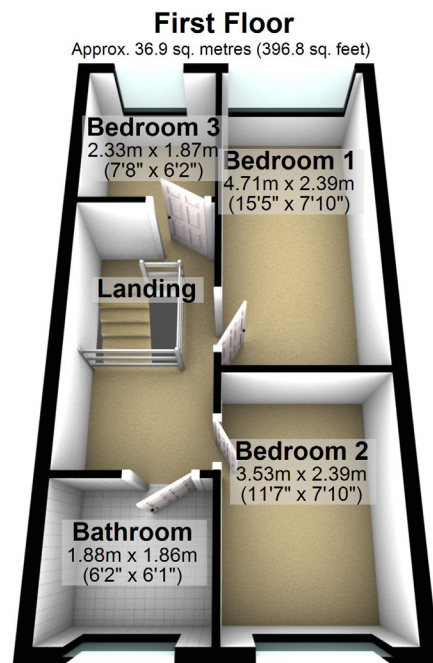
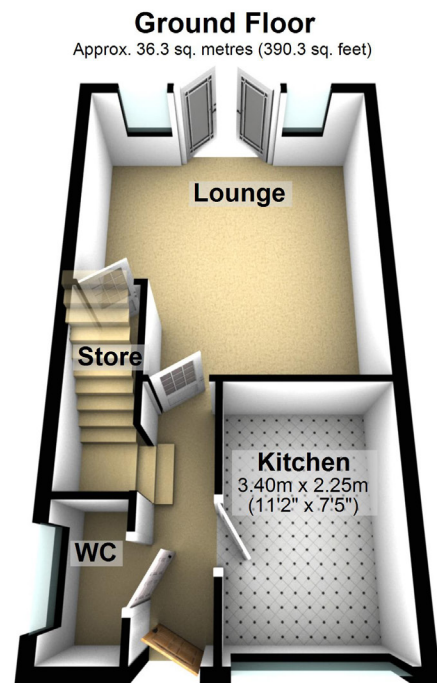


The Lounge



The large lounge offers a bright and welcoming space, perfect for relaxing or entertaining, with double doors leading out to the garden, creating a seamless indoor-outdoor flow.





Total Area: 73.2 sq. metres (787.1 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”





ROB MENZIES
Director



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/// [///daytime.spouse.games](http://daytime.spouse.games)



015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com