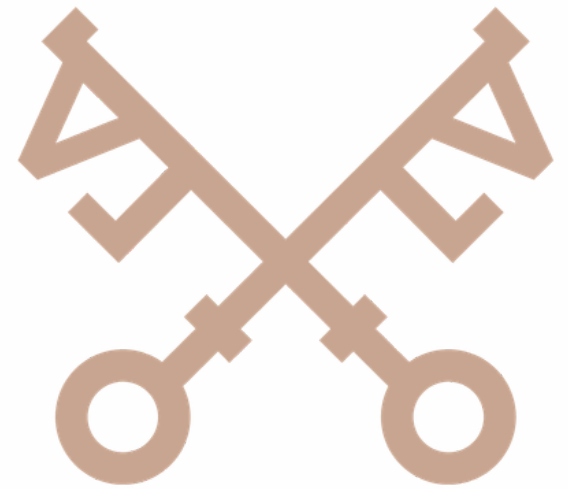




63 Hornby Road, Caton



63 HORNBY ROAD, CATON



From the pavement, 63 Hornby Road gives very little away. Step inside, however, and you quickly discover a home that keeps unfolding, with accommodation arranged across three levels and a layout that works brilliantly for first-time buyers, young families and anyone wanting that little bit more space without taking on a sprawling property. Before we get into the house itself, we should probably address one of its biggest selling points: you can actually park two cars off the road to the rear!

At the rear is a substantial gravelled off-street parking area, providing the increasingly rare luxury of arriving home, pulling in and getting out of the car – rather than slowly circling the village hoping somebody has vacated the perfect bit of kerb. For a terraced home, particularly one in such a convenient village position, this is a genuinely valuable feature and one that should not be underestimated.

Back inside, the ground floor is centred around an impressive open lounge and dining room measuring approximately 7.1m x 3.8m. Its generous proportions allow the space to be divided naturally between sitting and dining areas without either feeling compromised. The bay window brings plenty of natural light into the front of the house, while there is ample room for comfortable sofas, a family dining table and all the inevitable furniture that seems to arrive when children do. Beyond lies the kitchen, measuring approximately 3.6m x 2.7m and providing good workspace and storage. It leads through to something we think families in particular will appreciate enormously – a separate store/utility room measuring approximately 2.7m x 2.3m.



Property
Type:

Terraced

Square Footage:

1181 Sq Ft

Council Tax Band:

C

EPC Rating:

TBC

Tenure

Freehold

Take a closer look...





Why Caton ?

CATON ITSELF BOASTS A THRIVING VILLAGE COMMUNITY WITH A WIDE RANGE OF AMENITIES, INCLUDING A POST OFFICE, GROCERY SHOP, DOCTORS' SURGERY, PHARMACY, CAFE, AND TWO TRADITIONAL PUBS. OUTDOOR ENTHUSIASTS WILL APPRECIATE THE PROXIMITY TO THE LUNE VALLEY, WITH ITS NETWORK OF SCENIC WALKING AND CYCLING TRAILS ACCESSIBLE RIGHT FROM THE DOORSTEP. FOR THOSE WHO ENJOY THE OUTDOORS, THE FAMED CROOK O' LUNE WALK IS JUST AT THE END OF THE ROAD, LINKING YOU TO THE STUNNING LUNE VALLEY LANDSCAPE AND THE POPULAR LANCASTER CYCLE TRACK — IDEAL FOR WALKING, RUNNING, OR CYCLING DIRECTLY INTO LANCASTER. PUBLIC TRANSPORT IS ALSO A BREEZE, WITH A BUS STOP JUST A STONE'S THROW AWAY, MAKING IT EASY TO GET TO LANCASTER OR EXPLORE THE WIDER AREA. AND FOR THOSE WHO NEED TO TRAVEL FURTHER AFIELD, ACCESS TO THE M6 MOTORWAY IS QUICK AND STRAIGHTFORWARD.

63 Hornby Road, Caton





OUTSIDE, THE REAR OFFERS A USEFUL COMBINATION OF GARDEN AND YARD AREAS, ESTABLISHED PLANTING AND STORAGE, BEFORE OPENING INTO THAT ALL-IMPORTANT OFF-ROAD PARKING. THE PHOTOGRAPHS REALLY DEMONSTRATE JUST HOW USEFUL THE SPACE IS — THIS ISN'T MERELY SOMEWHERE YOU MIGHT THEORETICALLY SQUEEZE A TINY CAR WITH MIRRORS FOLDED IN; IT PROVIDES A PROPER, PRACTICAL PARKING AREA IMMEDIATELY BEHIND THE PROPERTY.









Zzz...ooo



WHERE CAN I FIND...



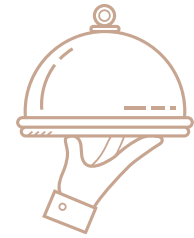
The Closest Schools?

St Pauls CofE Primary School - 3
Minute Drive & 10 Minute Walk



The Local Shop?

Co-op - 3 Minute Walk



A Delicious Meal?

The Station Hotel - 3
Minute Walk



Somewhere Nice to Walk
the Dog?

Miles of endless rambling
right on your doorstep!

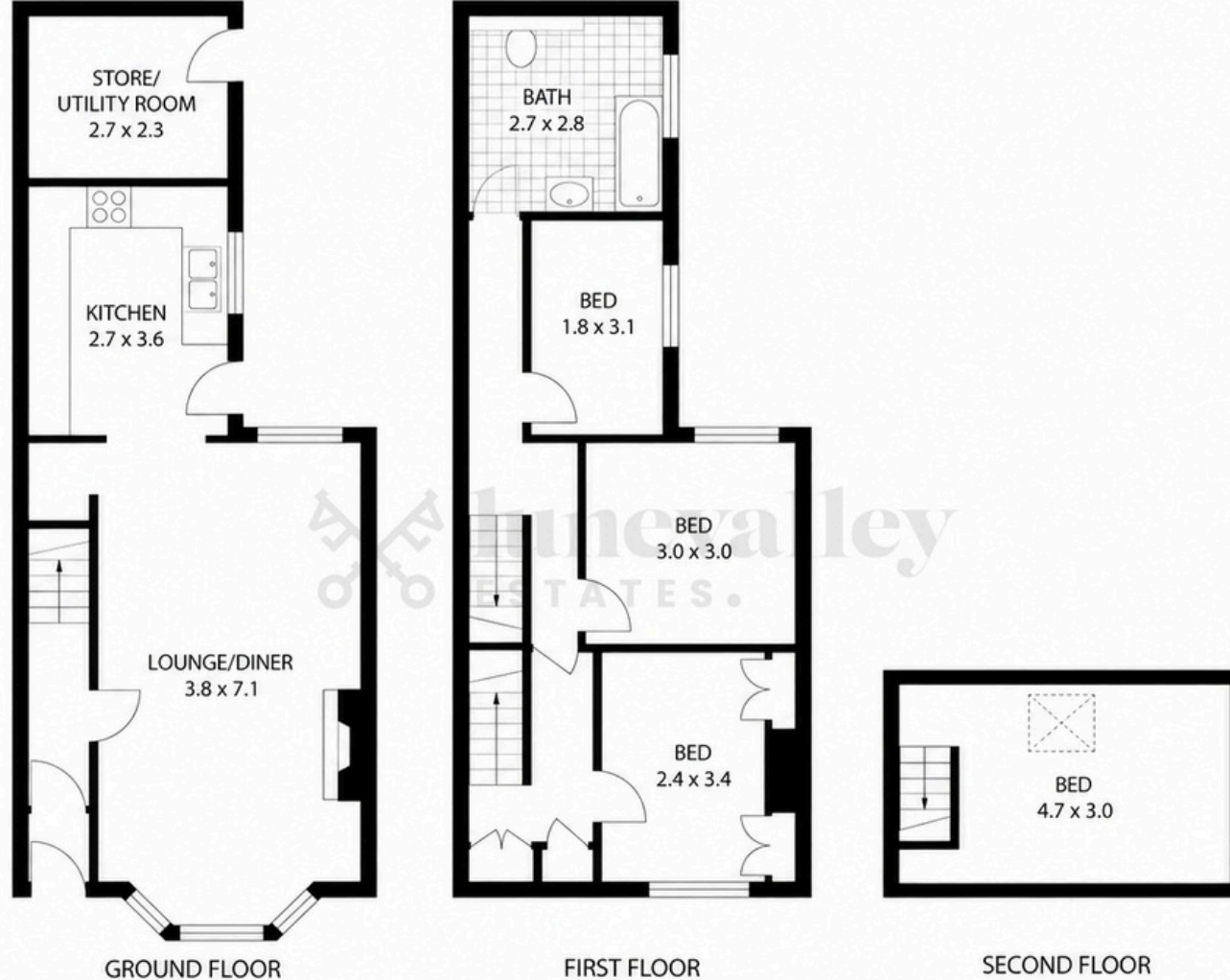


A Refreshing Pint?

The Station Hotel - 3 Minute
Walk



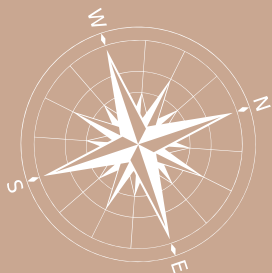
Closest Transport Links
Bus - Victoria Institute 3
Minute Walk Rail -
Wennington Station - 10
Minute Drive



63 Hornby Rd, Caton, Lancaster LA2 9QR

INTERNAL AREA = 109.7 SQ.M - 1,181 SQ.FT

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

63 Hornby Road,
Caton

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///expel.chucked.tiredness



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