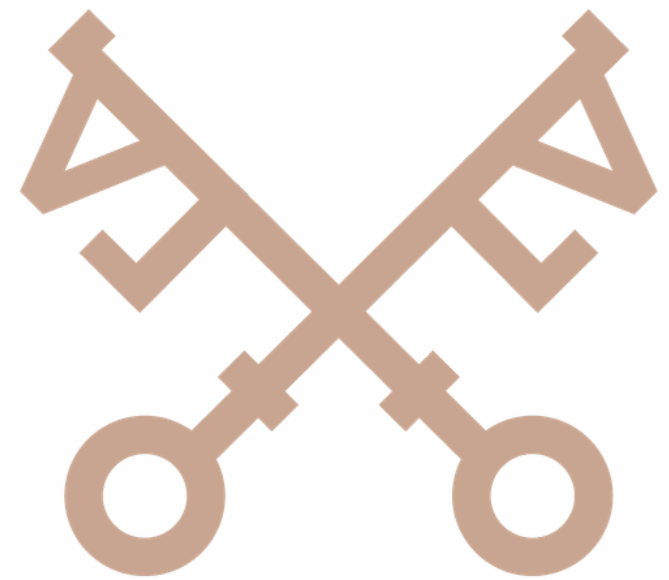




Brookhouse Road, Caton

 **lunevalley**
ESTATES.

45 BROOKHOUSE ROAD



Situated in the popular village of Caton, within the beautiful Lune Valley, 45 Brookhouse Road is a two-bedroom mid-terraced home offering an exciting opportunity for buyers looking to create a home of their own. With scope for modernisation and improvement, the property offers plenty of potential for someone looking to put their own stamp on a home in a well-regarded village location.

The accommodation begins with an entrance vestibule leading through to the lounge, providing a comfortable living space with the kitchen positioned to the rear. To the first floor are two bedrooms and a shower room, offering practical accommodation for a range of buyers.

Externally, the property benefits from a walled front garden, adding a traditional touch to the frontage. To the rear, a lawned garden provides space to enjoy the outdoors, complemented by a useful brick-built outhouse offering additional storage. Off-road parking is also available to the rear, a welcome benefit for a property of this type.

Property Type:

Terraced Cottage

Square Footage:

437_{sqft}

Council Tax Band:

B

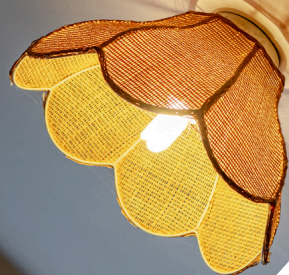
EPC Rating:

E

Tenure

Freehold

Take a closer look...





Why Caton?

CATON IS A WELL-REGARDED VILLAGE SET WITHIN THE BEAUTIFUL LUNE VALLEY, SURROUNDED BY ATTRACTIVE COUNTRYSIDE AND OFFERING A WELCOMING COMMUNITY ATMOSPHERE. WITH ITS BLEND OF VILLAGE CHARM, EVERYDAY AMENITIES AND ACCESS TO THE OUTDOORS, IT REMAINS A POPULAR CHOICE FOR THOSE LOOKING TO ENJOY A VILLAGE LIFESTYLE WHILE STAYING WITHIN EASY REACH OF LARGER TOWNS AND CITIES.

THE VILLAGE OFFERS A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, PUBS, PLACES TO EAT AND A PRIMARY SCHOOL, MAKING IT A CONVENIENT PLACE FOR DAY-TO-DAY LIVING. THERE ARE ALSO A NUMBER OF RECREATIONAL FACILITIES AND COMMUNITY ACTIVITIES, ADDING TO CATON'S APPEAL FOR RESIDENTS OF ALL AGES.

45 Brookhouse Road





LANCASTER CITY CENTRE IS APPROXIMATELY FOUR MILES AWAY, PROVIDING A WIDER SELECTION OF SHOPS, SUPERMARKETS, RESTAURANTS, CAFÉS, LEISURE FACILITIES AND CULTURAL ATTRACTIONS. LANCASTER ALSO BENEFITS FROM A MAINLINE RAILWAY STATION, OFFERING SERVICES TO DESTINATIONS INCLUDING MANCHESTER, LONDON AND BEYOND.

THE A683 PROVIDES CONVENIENT ROAD LINKS TOWARDS LANCASTER AND KIRKBY LONSDALE, WHILE THE NEARBY M6 MOTORWAY OFFERS ACCESS TO THE WIDER MOTORWAY NETWORK. WHETHER COMMUTING, TRAVELLING FURTHER AFIELD OR SIMPLY ENJOYING EVERYTHING THE SURROUNDING COUNTRYSIDE HAS TO OFFER, CATON COMBINES A DESIRABLE VILLAGE SETTING WITH EXCELLENT CONNECTIVITY.





THE ACCOMMODATION BEGINS WITH AN ENTRANCE VESTIBULE LEADING THROUGH TO THE LOUNGE, PROVIDING A COMFORTABLE LIVING SPACE WITH THE KITCHEN POSITIONED TO THE REAR. TO THE FIRST FLOOR ARE TWO BEDROOMS AND A SHOWER ROOM, OFFERING PRACTICAL ACCOMMODATION FOR A RANGE OF BUYERS.

EXTERNALLY, THE PROPERTY BENEFITS FROM A WALLED FRONT GARDEN, ADDING A TRADITIONAL TOUCH TO THE FRONTAGE. TO THE REAR, A LAWNED GARDEN PROVIDES SPACE TO ENJOY THE OUTDOORS, COMPLEMENTED BY A USEFUL BRICK-BUILT OUTHOUSE OFFERING ADDITIONAL STORAGE. OFF-ROAD PARKING IS ALSO AVAILABLE TO THE REAR, A WELCOME BENEFIT FOR A PROPERTY OF THIS TYPE.









Zzz...ooo



WHERE CAN I FIND...



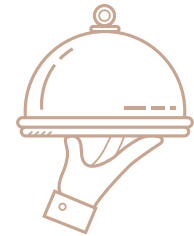
The Closest Schools?

St Wilfred's CofE - 3 Minute Drive
& 10 Minute Walk



The Local Shop?

Co-op - 2 Minute Walk



A Delicious Meal?

The Station Hotel - 2
Minute Walk



Somewhere Nice to Walk
the Dog?

Miles of endless rambling
right on your doorstep!
Cycle Track - 5 Minute Walk



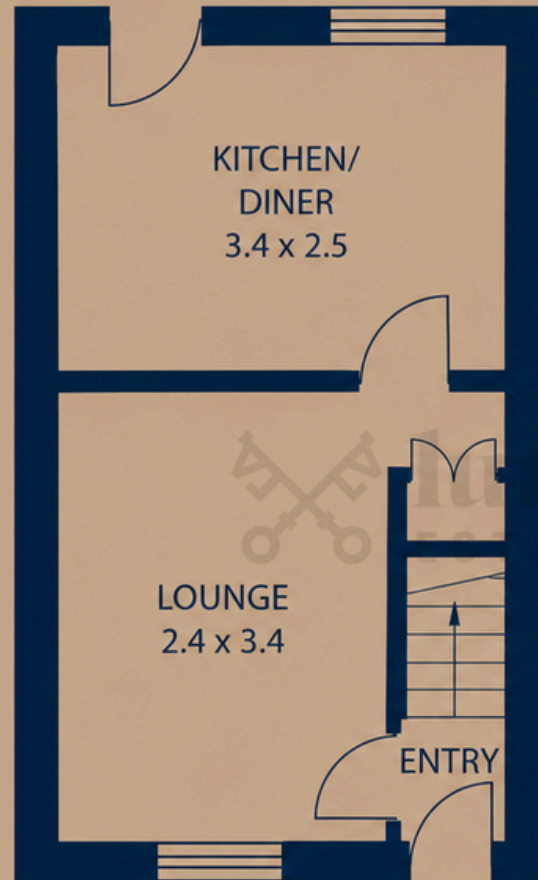
A Refreshing Pint?

The Station Hotel - 2 Minute
Walk



Closest Transport Links

Bus - Victoria Institute 2
Minute Walk
Wennington Train Station - 10
Minute Drive



GROUND FLOOR



FIRST FLOOR

45 Brookhouse Road, Caton, Lancaster LA2 9QT

INTERNAL AREA = 40.6 SQ.M - 437 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.

45 Brookhouse Road,

Caton

LA2 9QT



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