HOUSECLUB
ESTATE AGENCY

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51 Brookhouse Road, Caton, Lancaster, LA2 9RG

Price £240,000

A delightful and traditional semi detached home in the popular village of Caton. Offering easy access to Lancaster, Kirkby Lonsdale, the Trough of Bowland and the Lune Valley, it really is the gateway to country living.

The accommodation comprises of a welcoming porch area leading into a hallway, a spacious lounge boasting a bay window and a versatile dining room, full of character and original period features throughout. The first floor hosts two well proportioned bedrooms and stylish shower room with a third potential loft bedroom/workspace on the third floor. Outside you'll find a quaint front garden alongside a one vehicle driveway and rear laid to lawn garden.

Full of character and original period features, this spacious three-bedroom home offers an exciting opportunity for those looking to modernise and add value. From its light-filled rooms and generous proportions to the versatile loft room and charming rear garden, the property oozes potential for families, first-time buyers, or investors. With classic features throughout and plenty of scope to update, this is a fantastic blank canvas ready to be transformed into a beautiful home. Why not take a look?..

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Inside The Home

Entering through a wooden front door into the porch with its glass panel above the door, you're welcomed into a light hallway that immediately hints at the home's charm. Classic original period features, including the traditional archway in the hallway, adds character and a sense of history from the moment you step inside.The lounge is a wonderfully inviting space, centred around an impressive marble fireplace and framed by a generous bay window that floods the room with natural light. The high ceilings and detailed coving enhance the sense of space. Stepping into the dining room, you'll find exposed brickwork in the alcove and a chimney breast offering scope to reinstate a fireplace or install a log burner, adding even more charm. The spacious room also features an old farmhouse-style hanging rail, a double panel radiator, along with fitted shelving. Windows throughout the property were replaced approximately 20 years ago, the internal wooden doors were replaced approximately 7 years ago. The kitchen flows from the dining room through a wooden door, a practical and well-laid-out space with plentiful storage, work surfaces, and a sink positioned beneath a window overlooking the paved rear garden. There is space for an electric oven, washing machine, and fridge-freezer, plus useful understairs storage and a door that provides access outside.

On the first floor you'll find a bathroom fitted with a double shower that offers excellent accessibility, as well as a toilet, sink, and large window with views over the garden. A double panel radiator and the water boiler (installed in 2016 and serviced annually) sit within the airing cupboard, which provides additional storage. The first double bedroom features an original fireplace, generous windows with pleasant views. The second spacious double bedroom offers impressive scale and versatility, enhanced by dual double windows allowing the light to filter into the room. The room presents a fantastic blank canvas for the buyer to put their stamp on it. On the landing, a built-in storage cupboard offers everyday practicality. A further door leads to steps rising into the loft room, formerly used as a workstation. The loft has been insulated, plastered, decorated and it benefits from a velux window, making it an excellent storage area or potential third bedroom or study space.

Let's Take A Closer Look At The Area

Caton is a hidden gem, often regarded as the crown jewel of the Lune Valley due to it's ease of access to junction 34 of the M6, it's close proximity to Lancaster via the scenic delight of Quernmore Road, the cycle track running alongside the imperious River Lune and it's popular amenities including a convenience store, a pub, a doctors surgery and a pharmacy. For those looking to enjoy countryside walks, Caton itself has plenty including to the charming Bull Beck. Further afield the Trough of Bowland is nearby and the incredible Lune Valley is delightful. The market town of Kirkby Lonsdale is also an option if you'd like to consider somewhere other than Lancaster itself for your trip out.

Let's Step Outside

Externally there is a courtyard front garden and a one vehicle driveway. The rear lawned garden has brick built storage with a slate roof shed. It has a door secured with a padlock and is a perfect space to store bikes, garden furniture and a lawnmower.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax Band

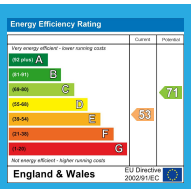
This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

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