



Hornby Road

CATON



67 HORNBY ROAD



This delightful property effortlessly blends modern comforts with the timeless elegance of a traditional terrace, offering both convenience and character in equal measure. Upon arrival, you'll be greeted by a good size front yard, brimming with potential for creative gardening touches to further elevate the curb appeal of this already inviting home. Off-street parking to the rear ensures practicality, while the fabulous back garden provides a peaceful retreat for outdoor living. Step inside to a spacious and welcoming entrance hall, leading to the heart of the home. To your right, the elegant dining room beckons, offering a great space for family meals and entertaining. Next, French doors invite you into the fabulous living room, where comfort and relaxation await, with a feature gas stove creating the perfect cosy atmosphere. The sleek, modern kitchen and convenient family bathroom are thoughtfully positioned at the rear of the home, ensuring easy access and functionality for everyday living. Upstairs, three generously sized bedrooms provide ample space for every family member, while a handy first-floor WC adds to the home's practicality.





Take a closer look...



Property Type:

Terraced

Square Footage:

989 sqft

EPC Rating:

D

Council Tax Band:

B

Tenure

Freehold

Why Caton?



CATON IS A VILLAGE LOCATED IN THE LUNE VALLEY IN LANCASHIRE, ENGLAND. IT'S SITUATED NEAR THE RIVER LUNE AND IS KNOWN FOR ITS PICTURESQUE SURROUNDINGS, INCLUDING VIEWS OF THE SURROUNDING FELLS AND COUNTRYSIDE. THE VILLAGE HAS A RICH HISTORY, WITH EVIDENCE OF HUMAN SETTLEMENT DATING BACK TO ROMAN TIMES.

IN TERMS OF AMENITIES, CATON OFFERS THE BRILLIANT FACILITIES, INCLUDING LOCAL SHOPS, PUBS, SCHOOLS, AND THE VICTORIA INSTITUTE. THE AREA IS POPULAR WITH WALKERS AND OUTDOOR ENTHUSIASTS DUE TO ITS PROXIMITY TO SCENIC WALKING ROUTES AND NATURAL BEAUTY SPOTS. ADDITIONALLY, CATON IS WITHIN EASY REACH OF LANCASTER, A HISTORIC CITY WITH A UNIVERSITY, SHOPPING CENTRES, AND CULTURAL ATTRACTIONS. CATON IS ALSO LOCATED WITHIN EXTREMELY EASY REACH OF JUNCTION 34 OF THE M6 MOTORWAY AS WELL AS A WELL RUN PUBLIC TRANSPORT NETWORK.

THE VILLAGE BENEFITS FROM ITS RURAL LOCATION WHILE STILL BEING CLOSE TO URBAN AMENITIES, MAKING IT AN ATTRACTIVE PLACE TO LIVE FOR THOSE SEEKING A BALANCE BETWEEN COUNTRYSIDE LIVING AND ACCESS TO URBAN FACILITIES.

Caton Village





PARKING



GARDEN



THE REAR OF THE PROPERTY BOASTS A LOW-MAINTENANCE GARDEN AND A PRIVATE PARKING AREA, PERFECT FOR STRESS-FREE LIVING. A BEAUTIFULLY PAVED PATIO OFFERS AN IDYLIC SPOT FOR SUMMER EVENINGS, WHILE THE WELL-KEPT LAWN PROVIDES PLENTY OF ROOM FOR CHILDREN TO PLAY AND FAMILIES TO ENJOY OUTDOOR MOMENTS TOGETHER.





Zzz... 000







WHERE CAN I FIND...



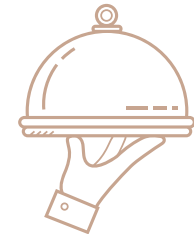
The Closest School?

Caton St Pauls Primary School is just 0.6 miles away.



The Local Shop?

Caton Co-op is just 0.2 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The Station Hotel and it's fabulous menu awaits you, only 0.2 miles away.



Somewhere Nice to Walk the Dog?

The Crook O Lune can be accessed via the Cycle Path, located 0.2 miles from your home.



A Refreshing Pint?

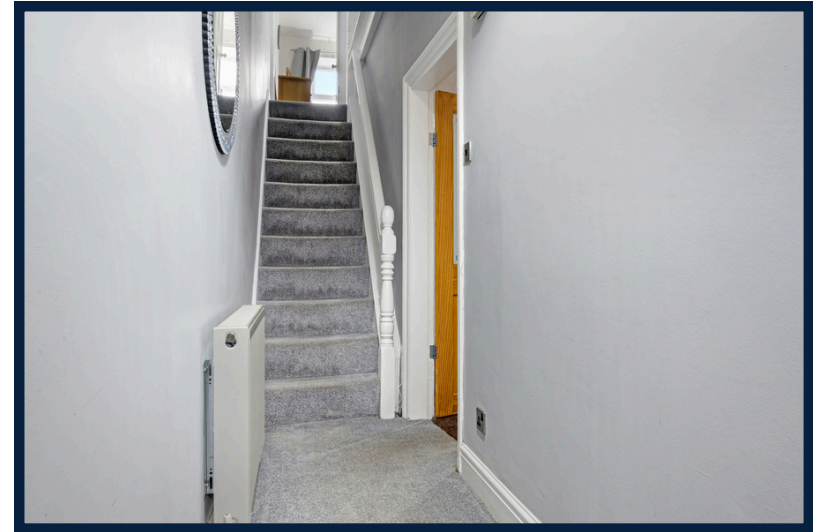
The Ship Inn is just 0.2 miles away, you could be back home in under 5 minutes!



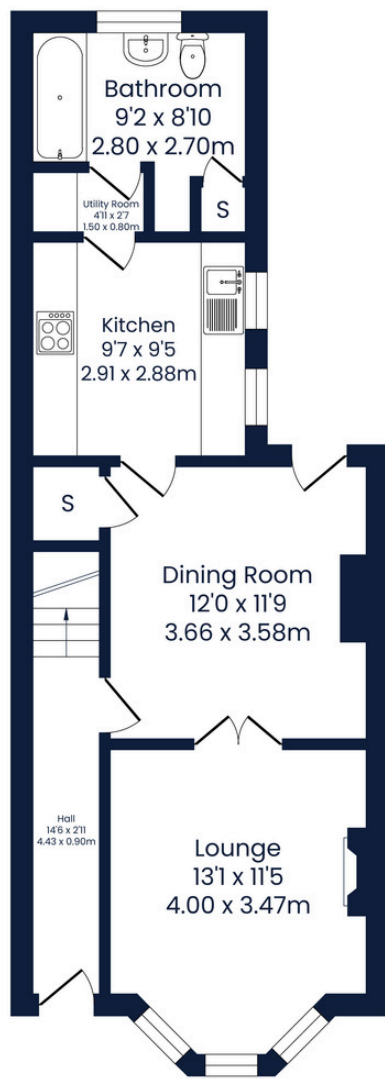
Your Local Property Experts?

Our office is a 2 minute drive away - pop in to say hello, anytime!





GROUND FLOOR



AVA
ESTATES.
lunevalley

FIRST FLOOR



Total Floor Area: 989 sq ft (91.9 sq.m) approx.

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.





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