



37 Hall Drive, Caton  
£250,000









## 37 Hall Drive

Caton, Lancaster

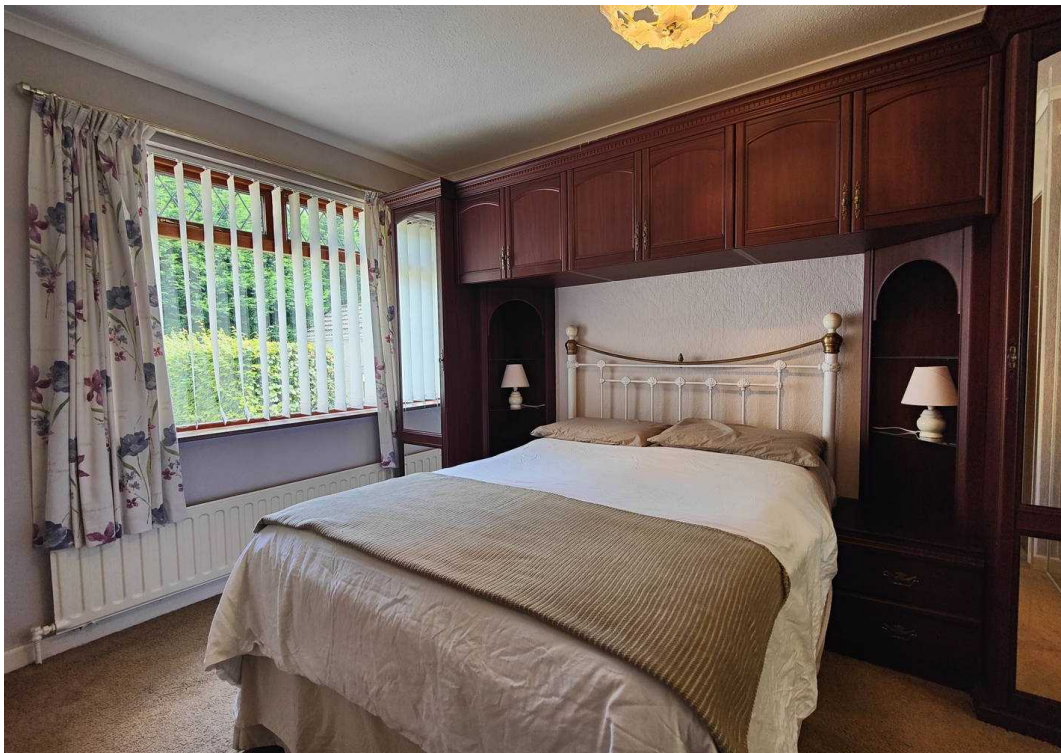
Charming 2-bed semi-detached no chain!  
Kitchen diner, stylish shower room, front and rear gardens, driveway, and garage. Ideal location for comfort, convenience & community with a peaceful garden for relaxation and entertainment. Perfect mix of comfort and convenience in sought-after location.

Council Tax band: C

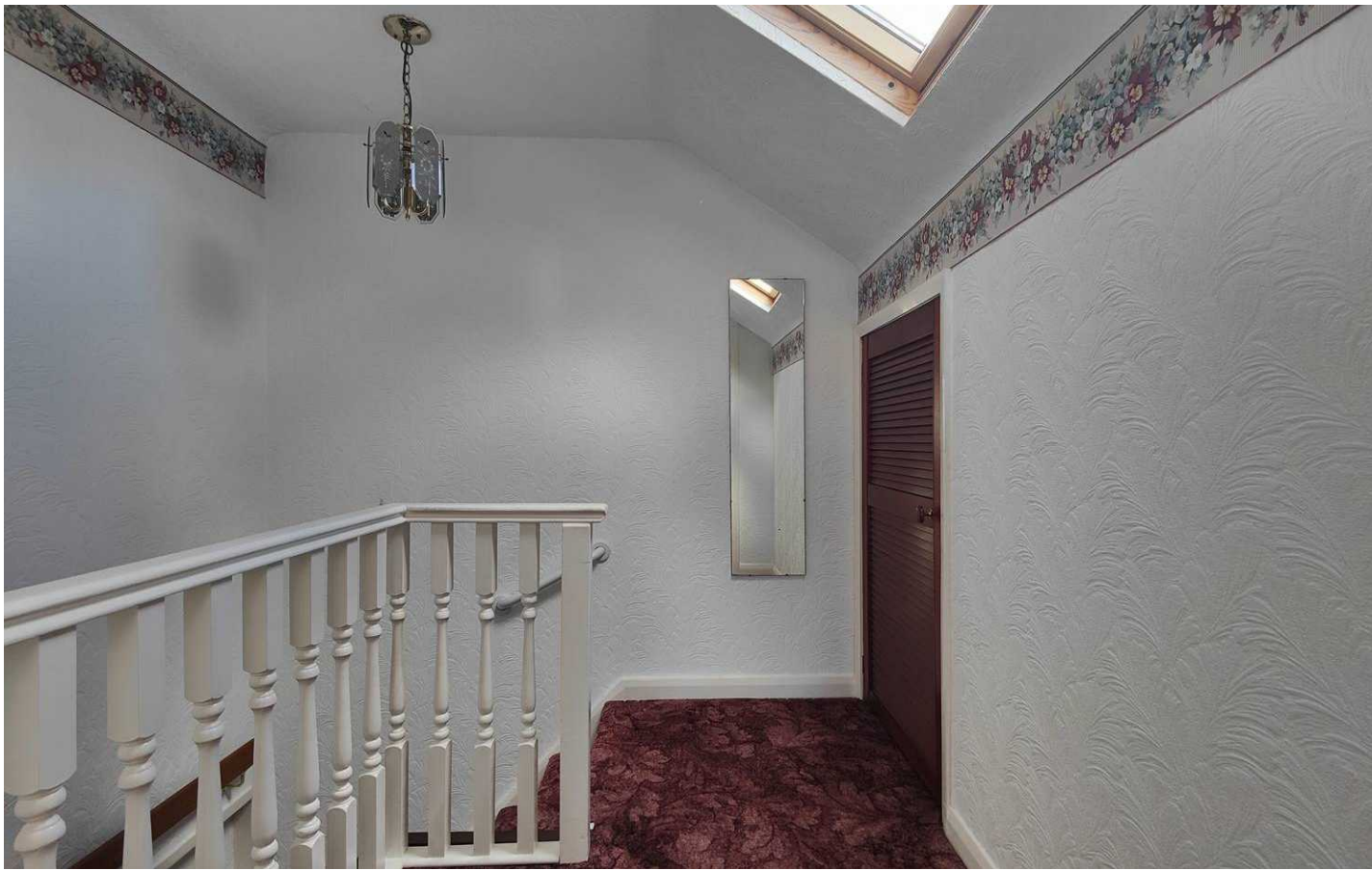
Tenure: Freehold

- Semi Detached
- No Chain
- 2 Double Bedrooms
- Kitchen Diner
- Modern Shower Room
- Gardens Front & Rear
- Driveway & Garage
- Sought After Location
- Great Local Community
- Transport & Travel Links









### **The Bungalow**

A well kept semi detached bungalow in a sought after residential setting. One of the original ground floor bedrooms is currently utilised as dining space but would easily convert back to a bedroom with the addition of a stud wall to the archway. The front door opens to a wide, welcoming hallway from where doors open to the ground floor accommodation and stairs lead up. The lounge has a coal effect focal fire with ornamental surround and the large picture window looks out to the front garden. An archway allows open access to the dining area where a second large window looks out over the front garden and a second door opens to the hallway.

### **Kitchen Diner**

The L shaped kitchen diner at the rear offers plenty of space for relaxed family dining and looks out over the rear garden. The wood effect cabinets are complemented by contemporary counter tops and there is a floor standing Baxi boiler. The kitchen diner is light and bright having windows to both the side and rear. The back door opens to the garden.

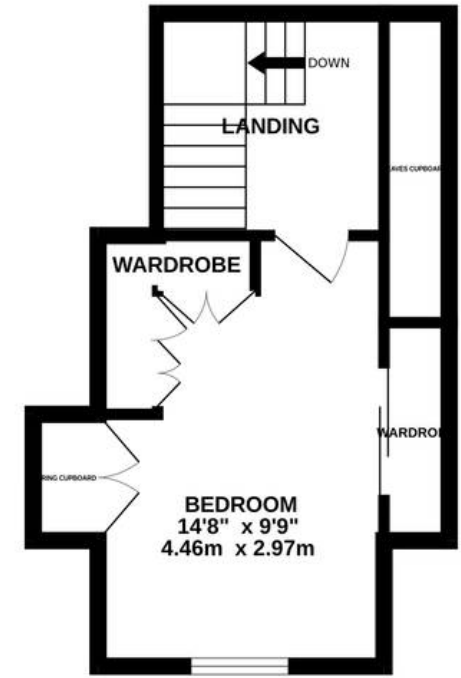
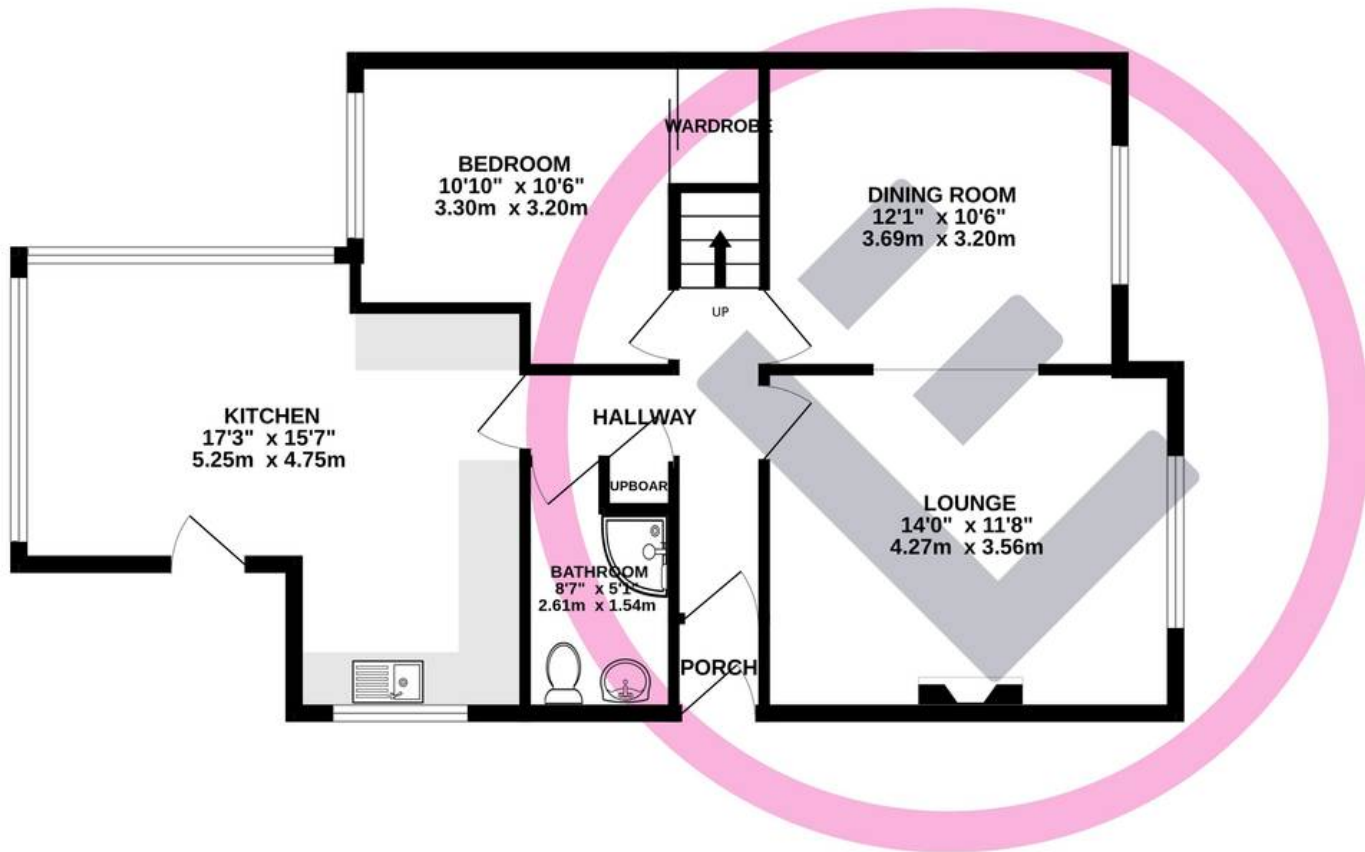
### **Bedrooms & Shower Room**

The bedrooms are doubles. Bedroom 1 looks out over the rear garden and has plenty of space for wardrobes and furniture. The front bedroom is utilised as a dining area but could be re-instated with the addition of a stud wall to the archway. Stairs from the hallway lead up to a landing area and a door opens to the first floor bedroom. Again this room is a generous double and the window looks out over the side driveway. There are eaves storage cupboards to either side with one set up as a built in wardrobe accessed by sliding doors. The shower room is modern and on the ground floor. It has a corner shower enclosure, wash basin and low flush WC.



GROUND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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