



68 HORNBY ROAD, CATON
£210,000



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68 HORNBY ROAD, CATON, LANCASTER, LA2 9QR

A three-bedroom semi-detached extended house, located in a superb crescent position on the edge of Caton. The property offers generously proportioned accommodation arranged over three floors.

Externally, the property benefits from gardens to both the front and rear, along with a private drive providing parking for several vehicles. There is also a detached garage/workshop.

The property has been extended to the rear, incorporating a kitchen and sunroom plus a second-floor dormer extension providing a hobbies room.

The house is now in need of refurbishment and modernisation. Works are likely to include new windows, a new kitchen and bathroom fittings, rewiring, heating upgrades and redecoration.

There is huge potential to revitalise the property into a well-loved family home, restored to its former glory with modern design and style.

Well worthy of internal and external inspection to fully appreciate its size, layout and potential.

Ideal property for builder/developer competent D.I.Y or family buyer.

Situated within the Lune Valley and the Bowland Area of Outstanding Natural Beauty, adjacent to open countryside, yet 6 miles from the Historic City of Lancaster and Morecambe Bay coast.

There is a regular bus service and rail links in Lancaster to major centres, 2 miles to M6 Junction 34.

The village itself has Co-op shop, Pubs, Primary School, Health Centre.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, WC/Cloakroom, Lounge, Dining Room, Kitchen, Sunroom.

First Floor:

Landing, 3 Bedrooms, Bathroom.

Second Floor:

Hobbies Room.

Outside

Side/Front Driveway, Fore-Garden, Garage, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

5'9" x 14'7" (1.75 x 4.44)

Covered entrance, aluminium glazed entrance door with side panels, staircase to the first floor, under stairs store cupboard, radiator.





WC/Cloakroom:

With WC, wash hand basin, radiator, tiled walls, double glazed window.

Lounge:

12'8" x 14'2" (3.86 x 4.31)

Single glazed picture window, secondary glazed, flame effect gas fire in stone fireplace on flagged hearth, radiator.



Dining Room:

18'8" x 8'4" (5.69 x 2.54)

Double glazed side window, cloaks cupboard, radiator, archway to sunroom.



Sunroom:

6'10" x 11'0" (2.08 x 3.35)

Gas fire within wood fire surround marble inset and hearth, double glazed patio doors with access to the rear garden, Velux roof light, wall lights.





Kitchen:

11'1" x 10'9" (3.37 x 3.27)

Range of base units with complementary worksurfaces, wall units, 1 ½ bowl sink with mixer taps, half glazed external entrance door, built in electric oven, electric hob, extractor hood, double glazed window, radiator, boarded ceiling, plumbing for washing machine.



FIRST FLOOR:

Landing:

7'7" x 7'4" (2.31 x 2.23)

Access to 3 bedrooms and bathroom, double glazed window.



Bedroom 1:

13'1" x 10'9" (3.98 x 3.27)

Double bedroom with single glazed window with secondary glazing, built in wardrobes/dressing table, and radiator.





Bedroom 2:

10'5" x 10'9" (3.17 x 3.27)

Double glazed wood window, built in wardrobes, and radiator.



Bedroom 3:

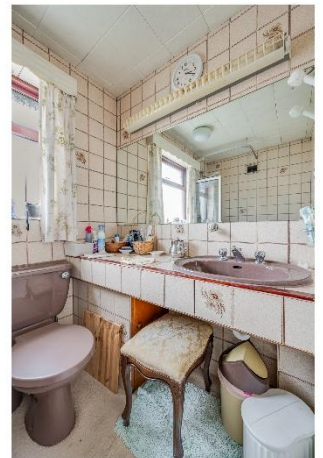
7'8" x 10'3" (2.33 x 3.12)

Double glazed wood window, and radiator, cupboard housing hot water cylinder fully insulated, doored staircase to the second floor, book shelves.

Bathroom:

5'5" x 7'7" (1.65 x 2.31)

4-piece coloured bathroom suite comprising bath with shower over, vanity wash hand basin, bidet, WC, double glazed window, tiled walls.



SECOND FLOOR:

Hobbies Room:

15'5" x 11'0" (4.69 x 3.35)

Upvc double glazed dormer window, 2 radiators, vanity wash hand basin, shower enclosure with shower off the system, eaves storage.



**OUTSIDE:****Front/Side:**

Pleasant fore-garden with mature shrubs, gated access to driveway, drive parking for several vehicles.

Rear:

Private rear garden hard landscaped.

Detached Garage:

17'6" x 9'4" (5.33 x 2.84)

Double doors, oil boiler, power and light, oil tank.

**AGE:**

Approximately 1930's

Directions:

Enter Caton from Hornby direction on the A683 take the 1st left turn off the main road on to small residential crescent, No 68 is on the left-hand side. A for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 providers.

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that the risk is very low for surface water, rivers and sea very low, groundwater is very low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

£20 per person fee + Vat for purchaser.

Local Authority:

Lancaster City Council
Revenue Services
PO Box 4
Town Hall
Lancaster
LA1 1QR

Council Tax Band 'C'



68 Hornby Road Caton LANCASTER LA2 9QR		Energy rating E
Valid until 9 August 2036	Certificate number 0561-3065-8208-6896-2200	

Property type Semi-detached house

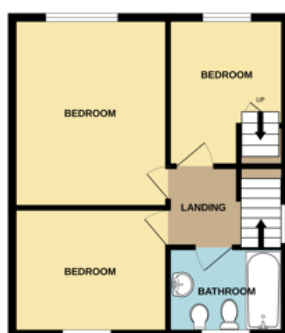
Total floor area 121 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

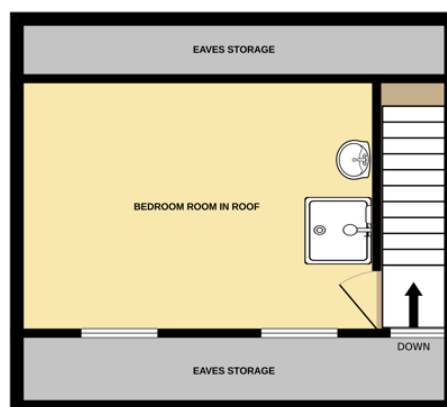
GROUND FLOOR
620 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints 12/2019



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