



1 Roman Crescent, Caton, Lancaster, LA2 9RD
£229,995

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

Situated in the picturesque village of Caton, this property enjoys a delightful semi-rural setting on the edge of the Forest of Bowland, offering stunning countryside walks and a peaceful lifestyle. Caton itself provides a range of local amenities including shops, cafés and pubs, while excellent schooling options such as Caton Primary School are within easy reach. The historic city of Lancaster is just a short drive away, offering a wider selection of retail, dining and leisure facilities, as well as access to Lancaster Railway Station with direct services to major cities. With easy access to the M6 and surrounding countryside, this location perfectly blends village charm with connectivity.

This three-bedroom semi-detached home occupies a generous plot and offers excellent potential for modernisation, making it ideal for buyers looking to create a home to their own taste. The ground floor comprises an entrance hallway leading to a spacious lounge featuring laminate flooring, a log burner and double doors opening onto the garden, alongside a kitchen with a range of wall and base units and access to useful outbuildings. A ground floor WC adds further practicality. To the first floor are three well-proportioned bedrooms, two of which enjoy rear-facing views, and a family bathroom fitted with a three-piece suite and over-bath shower. Externally, the property benefits from a substantial garden with patio, lawn and mature borders, as well as a pathway surrounding the home. To the front, a large driveway and lawn provide ample parking and further scope, completing this attractive opportunity in a sought-after village setting.

Front

Large driveway and lawn.

GROUND FLOOR

Living Room 17'0" x 10'9". (5.2m x 3.3m.)

Laminate flooring, double doors to garden, window to front, painted walls, radiator, log burner.

Kitchen 14'1" x 9'2" (4.3m x 2.8m)

Lino flooring, wall mounted and base units, wallpaper walls, 2 x windows to rear, door to outbuildings.

Cloaks/WC 4'7" x 2'7" (1.4m x 0.8m)

Carpet, window to side, toilet, sink,

FIRST FLOOR

Bedroom 14'1" x 9'2" (4.3m x 2.8m)

Rear facing, carpet, painted walls, radiator, 2 x windows to rear.

Bedroom 7'6" x 10'9" (2.3m x 3.3m)

Rear facing, carpet, window to rear, painted walls, radiator.

Bedroom 10'9" max x 6'6" (3.3m max x 2m)

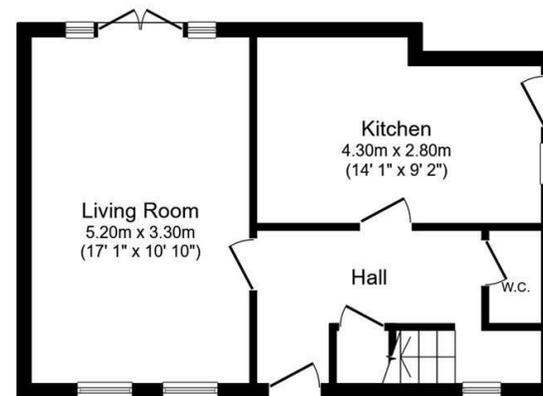
Front facing, carpet, window to front, radiator, painted walls.

Bathroom 7'6" x 6'10" (2.3m x 2.1m)

Lino flooring, three piece suite with over bath shower, window to side and front, wall mounted mirror, radiator, tiled and painted walls.

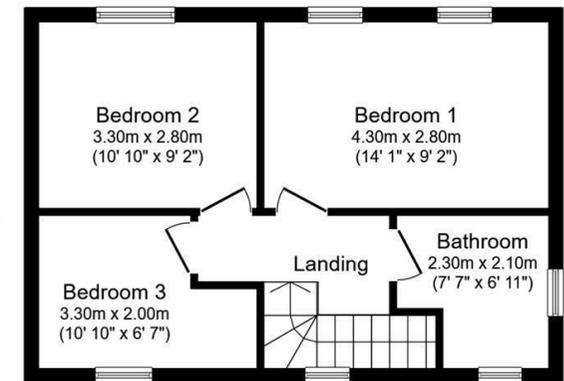
Rear Garden

Patio, lawn, pathway around house, shed, tree and wood fence borders



Ground Floor

Floor area 39.2 sq.m. (422 sq.ft.)



First Floor

Floor area 40.0 sq.m. (431 sq.ft.)

Total floor area: 79.2 sq.m. (852 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PROPERTY
PERSPECTIVE