

43 BROOKHOUSE ROAD

£180,000

Caton, LA2 9QT

A stone built terraced cottage in the heart of the Lune Valley village of Caton and within walking distance of the shops, pubs and school.

A dual aspect reception room provides space for sitting and dining, there's also a galley kitchen, two bedrooms (a double and a single) and a shower room. Gardens to front and rear, two small attached outbuildings and wooden shed. Private parking for one car to the rear.

In a highly accessible location, the cottage is perfect as a holiday home, for first time buyers or those looking to downsize and enjoy village life.





Welcome to **43 BROOKHOUSE ROAD**

£180,000

Caton, LA2 9QT

Here's the Davis and Bowring TOP TEN REASONS TO LOVE No. 43:

1. **Small but perfectly formed** with a gross internal measurement of c. 619 sq ft (57.5 sq m).
2. **Inside space** - the dual aspect reception room offers space for sitting and dining. The galley kitchen is fitted with base and wall units and integral appliances.
3. **... and so to bed** - there are two bedrooms, a double and a single in addition to a modern shower room with linen cupboard.
4. **Gardens** - there is a small fore garden with mature planted shrubs and to the rear, a small lawn and planted border.
5. **Outside storage** - there are two attached outbuildings, perfect for storage, bikes, outdoor gear etc.. One has power and plumbing too so it's a handy place for a freezer or washing machine. There's also a wooden shed for garden equipment.
6. **Parking** - there is a private parking space for one car to the rear of the property. For visiting family and friends, on street parking is available to the front.
7. **Income stream** - currently used as an estate worker's property, the cottage could be let on a long term let.
8. **Village life** - Caton has a Co-op, two pubs, a petrol station, chemist, doctors' surgery, a primary school and churches. The Georgian city of Lancaster offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College, the Royal Lancaster Infirmary, the Dukes Cinema and Theatre, the Grand Theatre, concerts at the University and Priory Church as well as leisure and sports centres.
9. **In terms of surrounding beautiful countryside** - situated within the Forest of Bowland in the Lune Valley, between the Yorkshire Dales and the Lake District National Parks the opportunities for getting out and about, seeking fresh air and fun are endless.
10. **Perfectly situated** for access into Lancaster (City Centre 5 miles) or onto the M6 (Junction 34 2.5 miles).



You'll need to know....

- Mains electricity, gas, drainage and water
- Gas central heating
- uPVC double glazed windows and doors
- Telephone currently connected, subject to transfer regulations
- Broadband connection available
- 43 Brookhouse Road is currently banded B for Council Tax purposes. Potential purchasers are advised to verify this information for themselves with Lancaster City Council.

To find the property - from the M6 exit at junction 34 and turn right onto the Lune Valley Interchange/A683 signposted Kirkby Lonsdale. Head east on the A683 and into the village. At the roundabout, take the third turning onto Brookhouse Road. No. 43 can be found on the left hand side (before the road bends to left).

what3words reference: spots.wisdom.dcecently

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 their address. These can be provided in the following ways: by calling into the agent's 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 agent's offer procedure.



43 Brookhouse Road, Caton, LA2 9QT

Approximate Gross Internal Area = 57.5 sq m / 619 sq ft
 Stores = 3.8 sq m / 41 sq ft
 Total = 61.3 sq m / 660 sq ft

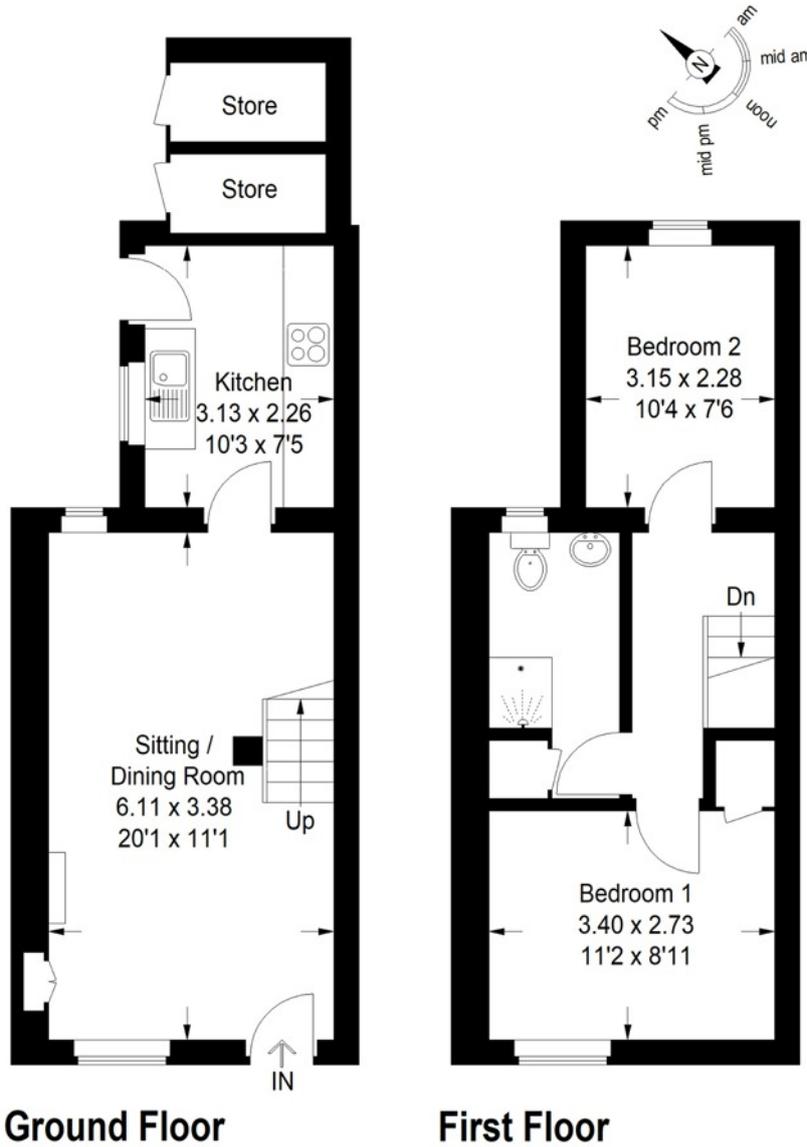
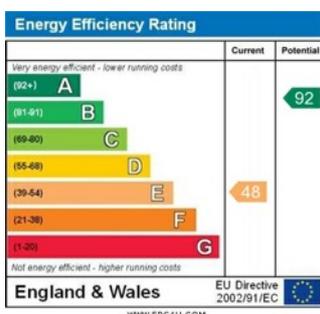


Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID800161)



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.